THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $94,500.00

Affiant

Subscribed and sworn to before me this the 31st day of January 1991.

Notary Public

My Commission Expires: 9-30-92

90556

IDENTIF. REFERENCE

FEB 4 2 15 PM '91

DAVIDSON COUNTY, TN.

WARRANTY DEED

| Address New Owner(s)as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Kathleen A. Tallmadge<br>904 Gen. George Patton<br>Nashville, Tennessee 37221 | Atlantic Coast Mtg. Co.<br>12700 Fairlakes Circle<br>Fairfax, VA 22033<br>Loan No. 31182 | Map 142.09-0<br>Parcel 904.00CO |

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James R. Thomason, a married person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kathleen A. Tallmadge, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 904, together with the Carport designated No. 904-C in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartment, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5410, Page 248, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James R. Thomason, now a single person, by quitclaim deed from Shelley M. Thomason, of record in Book 7654, Page 663, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 General George Patton, Nashville, Tennessee 37221.

The spouse of James R. Thomason, Melissa Thomason, joins in this instrument to convey any and all marital interest she might possess in and to the aforedescribed tract of land.

4139 02/04 0101 03CHECK 318.85

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it,

and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of January, 1991.

JAMES R. THOMASON

MELISSA THOMASON,
Spouse of James R. Thomason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James R. Thomason and wife, Melissa Thomason, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 31st day of Jan., 1991.

NOTARY PUBLIC

My Commission Expires: 9-30-92

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8287 PAGE 187

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 94500.00 |
| CON TX | 311.85 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 318.85 |
| CHECK | 318.85 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/91 01 14:14 0001 4139

90556

IDENTIF. REFERENCE

FEB 4 2 15 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 394489