FILE BOX 45

BOOK 10432 PG 560

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Nancy O Mattson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 1997.

Patricia Nichols
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY OLIVIA MATTSON 1100 ALANDEE STREET NASHVILLE, TN 37214	First American Bank First American Center Nashville, TN 37237	52-13-B 58

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH K. LOWMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY O. MATTSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, DESIGNATED "EXHIBIT A"

This conveyance is made subject to the following:
1. 1997 Taxes and subsequent years.
2. Master Deed establishing a horizontal property regime of River Glen, Phase IIC Condominiums of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3. Restrictions of record in Book 7566, Page 571, Annexed in Book 8258, Page 687, Register's Office for Cheatham County, Tennessee.
4. All matters as shown on the Plan of record in Book 7900, Page 234, said Register's Office, including but not limited to a 10 foot minimum building setback line from the front and South side of said lot and a 10 foot easement for utility and drainage purposes along the rear line of said lot and an easement for wire overhang across the Southwest corner of said lot.
5. Any restrictions, conditions and easements of record.

This is improved property known as: 1100 Alandee Street, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 MY hand(s) this 17th day of APRIL, 1997.

Deborah K. Lowman
DEBORAH K. LOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DEBORAH K. LOWMAN, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17TH day of APRIL, 1997.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING UNIT NO. 108 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR RIVER GLEN, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN AND DESCRIBED ON THE PLAN FOR RIVER GLEN, PHASE IIC, OF RECORD IN BOOK 7900, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBMITTED TO SAID MASTER DEED AND BYLAWS BY INSTRUMENT OF RECORD IN BOOK 8258, PAGE 687, SAID REGISTER'S OFFICE, TO ALL OF WHICH REFERENCE IS HEREMADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAYBE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH K. LOWMAN, UNMARRIED FROM JANET E. DYER AND HUSBAND, PATRICK TRACY DYER, BY WARRANTY DEED DATED MAY 31, 1994, OF RECORD IN BOOK 9373, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DOK

0298993

IDENTIF. & REFERENCE

97 APR 29 PM 12:40

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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