0449004

IDENTIF. & REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

98 JUN 11 AM 9:21 BOOK 10972 PG 470

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Judy O. Dalton<br>723 General George Patton Dr<br>Nashville, TN 37221 | ~~PNC Mortgage Corp.~~<br>75 N. Fairway Drive<br>Vernon, Hills, IL 60061 | 142-9-F-723 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $156,500.00.

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me this 9th day of June, 1998.

Dana Summarell
NOTARY PUBLIC

My Commission Expires NOV. 25, 2000

My Commission Expires:_____

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **SHERRY C. STEPHENS, unmarried**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **JUDY O. DALTON, unmarried**, hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 723, together with Carport designated No. 723-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, page 514, 515, 516 and 517, as amended in Book 6900, page 654-657, et seq. and Certificate of Correction of record in Book 8123, page 690, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

BEING the same property conveyed to Sherry C. Stephens, an unmarried woman by deed from J. Eddie Voekel and Linda Dennis and Wanda Watson and Bobbie J. Butler of record in Book 10359, page 905, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 142-9-F-723.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7389, pages 924 and 941, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6900, page 397, as amended in Book 6900, pages 514-517, and as further amended in Book 6900, pages 654-657, said Register's Office.

4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants,, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of River Plantation, of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office.

6. Subject to rights of others in and to the common areas and common elements.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 723 General George Patton Drive, Nashville, Tennessee 37221.

WITNESS our hands this 9 day of June, 1998 in Nashville, Tennessee.

Sherry C. Stephens by Carol Krawcyk her attorney in fact

SHERRY C. STEPHENS by Carol Krawcyk, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 1998, before me personally appeared Carol Krawcyk, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sherry C. Stephens, and who acknowledged that she executed the same as the free act and deed of said Sherry C. Stephens by virtue of the Power of Attorney, duly executed by the said Sherry C. Stephens and appearing of record in Book _____, page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 9th day of June, 1998 in Nashville, Tennessee.

Notary Public

My Commission Expires: 2/23/02

DOUGLAS S. HALE
NOTARY AT LARGE
EXP. FEB. 23, 2002
WILLIAMSON CO., TENNESSEE

9106 06/11 01:01 03CHECK 592.05

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10972 PG 473

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 156500.00 | |
| | | | CON TX 579.05 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 12.00 | |
| | | | TOTAL 592.05 | |
| | | | CHECK 592.05 | |
| 06/11/98 | 01 | 09:20 | 0001 | 9106 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0449004
IDENTIF. ↑ REFERENCE

98 JUN 11 AM 9:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.**1304987