File: Box 9B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11416 PG. 678

#16369

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 6/4/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Catignani	(NEW OWNER)	142-05-0-B
(NAME)	(NAME)	
8300 Sawyer Brown Road, #P308		087.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mary Ann Caldwell, Unmarried

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

Land in Davidson County, TN, being Unit No. P-308, together with the carport designated No. P-308-C on the Plan of River Plantation, Section Three, Condominium Apartments, of record in Book 4675, Pages 75, 76 & 77, amended in Book 4675, Pages 103, 104 & 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Caldwell by deed from William C. Collins and wife, Susan C. Collins of record in Book 5996, Page 418, Register's Office for Davidson County, TN.

Subject to Master Deed of River Plantation in Book 4562, Page 474, Book 4661, Page 334, Book 4784, Page 464, Book 5785, Page 190; By-laws in Book 4784, Page 482; and all matters shown on the plan of record.

RECORDED AS PRESENTED
LEGIBILITY OF WRITING, PRINTING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

99 APR -6 AM 10:52
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

05669821

unimproved ( )
This is improved (X) property. known as 8300 Sawyer Brown Road, #P308, Nashville, TN 37221
(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 this 31st day of March, 19 99

Mary Ann Caldwell by Emily Furlong, Attorney in Fact

Mary Ann Caldwell
by Emily Furlong, Attorney in Fact

STATE OF FLORIDA
COUNTY OF SEMINOLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Furlong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Mary Ann Caldwell and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Sanford, Florida, this 31st day of March, 1999.

Carol Quinn Earley
My Commission CC689112
Expires October 16, 2001

Carol Quinn Earley
Notary Public

Commission expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 680

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0569821

99 APR -6 AM 10:52

RECORDING FEE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446796