WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG E. ZIMBERG (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP 142-05-0-B
8300 Sawyer Brown Rd, #A-303 (ADDRESS)	P.O. Box 13891 (ADDRESS)	PARCEL 003CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Philadelphia, PA 19101-3891 (CITY) (STATE) (ZIP)	F.B.#: 09D-65102

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 MARGARET THOMAS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG E. ZIMBERG AND WIFE, ELIZABETH L. ZIMBERG

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, Tennessee, being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76 and 77, and as amended in Book 4675, Pages 102, 103 and 104 and Book 6231, Page 156, Register's Office for said County, and part hereby described as being:

UNIT No. A-303, Section Three, on said Plan together with the carport designated No. A-303C, as shown in and described by the Master Deed of record in Book 4784, Page 464, and as amended in Book 5785, Page 180 and Book 5840, Page 663, said Register's Office, establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

BEING the same property conveyed to Mary Mararet Thomas, Unmarried, by Deed from Mildred D. Bauer, Unmarried, of record in Book 10143, Page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the 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 easements, rights and interest in favor of other unit owners and all

CONTINUED

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, #A-303, 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 27th day of August 1999

MARY MARGARET THOMAS
By: Mary Margaret Thomas
MICHAEL LEE SANDERSON, ATTORNEY-IN-FACT
Michael Lee Sanderson

DCTN01WC

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three.

THIS instrument is being executed in behalf of MARY MARGARET THOMAS pursuant to a Power of Attorney executed by same on the 25th day of August, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 1999, before me personally appeared MICHAEL LEE SANDERSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARY MARGARET THOMAS, and acknowledged that he executed the same as the free act and deed of the said MARY MARGARET THOMAS.

My Commission Expires: 5/28/2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

2216 08/30 0101 03CHECK 477.20

99 AUG 30 PM 1:14

0629974

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11639 PAGE 991

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

0629974

Richard K REFERENCE

99 AUG 30 PM 1:14

CAMT
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 477.20
CHECK 477.20

08/30/99 01 13:14 0001 2216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510276