Fee Box
S1-12

[Space Above This Line for Recording Data]

WARRANTY DEED

BOOK 11687 PAGE 532

This Indenture made this **29th** day of **September, 1999** between **Patsy L. Fowlkes, unmarried, ,** GRANTOR, and **Mark J. Pepper, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit No. 8590 together with the Carport designated as No. 8590-C, of River Plantation, Section X, Phase II-A, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 9394, page 598, and further described in annexation documents of record in Book 9669, page 111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the final Plat of River Plantation Condominiums, as of record in Book 7900, page 956 and 957, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Patsy L. Fowlkes, unmarried by Deed from Douglas G. Gentry and wife, Betty H. Gentry, of record in Book 10247, page 988, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, pages 956 and 957, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants and By-Laws for River Plantation Section 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of River Plantation (Section Ten) Homeowners Association, Inc. of record in Book 9394, page 613, Register's Office for Davidson County, Tennessee.

Subject to Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.

Subject to a perpetual easement for sanitary sewage force main & drainage of record in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

Subject to the provision of the Tennessee "Horizontal Property Act" as the same is set out it 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 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 Ten) Condominiums of record in Book 9394, page 598, and annexation of record in Book 9669, page 111, Register's Office for Davidson County, Tennessee.

Property known as 8590 Sawyer Brown Road, Nashville, Tennessee 37221.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2323 Williamson Road, Fifth Floor

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this 29th day of **September, 1999.**

Patsy L Fowlkes

Patsy L. Fowlkes

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy L. Fowlkes, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 29th day of September, 1999.

Thomas W. Lawless

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires SEPT 29, 2001

5436 10/04 0101 03CHECK 647.40

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $172000

Affiant

Subscribed and sworn before me this 29th day of September, 1999.

Thomas W. Lawless

NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: My Commission Expires

99 OCT -4 PM 1:04

RECEIVED FOR REGISTER DAVIDSON COUNTY, TN.

REFERENCE 06124190

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Mark J. Pepper
8590 Sawyer Brown Road
Nashville, Tennessee 37221

Send Tax Bills to:
First American National Bank
First American Center Deadrick Street
Nashville, Tennessee

Map & Parcel Number:

Map 142-13-C Parcel 5

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11687 PAGE 534

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

0642419

DEED REFERENCE

99 OCT -4 PM 1:04

REGISTER
DAVIDSON COUNTY, TN.

CAMT	172000.00
CON TX	636.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	647.40
CHECK	647.40

10/04/99 01 13:07 0001 5436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523325