PICK-UP

Instr:200008040077387 Page: 1 OF 3
REC'D FOR REC 08/04/2000 8:05:21AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $601.25

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mary E. McIntosh	SAME	Map 142-09-O-H
9005 Sawyer Brown Road		Parcel 118.00
Nashville, TN 37221		

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **Sam B. Clement, Jr.**, a married person and **Carol C. Vance**, a married person (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Mary E. McIntosh**, an unmarried person (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Unit No. 9005, together with the carport designated No. 9005-C, in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Book 7900, pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation document of record in Book 9053, page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Sarah H. Clement, a widow, by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee corporation, of record in Book 9188, page 813, Register's Office for Davidson County, Tennessee. Sarah H. Clement died on June 5, 1999 leaving a Last Will and Testament dated March 6, 1997 which was recorded as the Last Will and Testament in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee (99P-993). Article VI of said Last Will and Testament gives, devises and bequeaths the decedent's residuary estate, including said property, to Sam B. Clement, Jr. and Carol C. Vance, equally.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by the Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom;

2. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-346 and Book 9326, page 917 and annexation document in Book 9053, page 256, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein;

3. Covenants, Conditions, Easements, Liens, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book

7389, page 924 and Book 7402, page 591, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8066, page 319, Book 8844, page 642, as amended in Book 8975, page 89, and Book 9053, page 256, Register's Office for Davidson County, Tennessee;

4. TVA easement of record in Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee;

This is improved property commonly known as 9005 Sawyer Brown Road, Nashville, Tennessee, 37221.

Patricia B. McGaw, wife of Sam B. Clement, Jr. and **Larry G. Vance**, husband of Carol C. Vance, are each joining in this conveyance for the sole purpose of conveying any marital interest they may each have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $162,500.00.

Mary E. McIntosh
Affiant

Subscribed and sworn to before me this ___ day of August, 2000.

Notary Public

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My commission expires: 8-18-2002

WITNESS our hands this 2 day of August, 2000.

Sam B. Clement, Jr.

Carol C. Vance

Patricia B. McGaw

Larry G. Vance

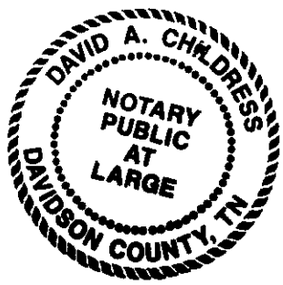
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **SAM B. CLEMENT, JR.** and wife, **PATRICIA B. MCGAW,** with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of August, 2000.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **CAROL C. VANCE** and husband, **LARRY G. VANCE** with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of August, 2000.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003

