File Box 8

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David A. Nemanich and Cheryl M. Nemanich
1338 General George Patton
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 10/03/00 15:33 3pgs
Fees:15.00 Taxes:551.30
20001003-0098058

MAP-PARCEL NUMBERS:
Map/Parcel: 142-09-0-E-124.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Floyd Lee Marston III and wife, Julia M. Marston** hereinafter referred to as Grantors, hereby transfers and conveys to **David A. Nemanich and wife, Cheryl M. Nemanich** hereinafter referred to as 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 Unit No. 1338 together with the Carport designated No. 1. 1338-C of River Plantation Condominiums, Section 7, Phase 1, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6226, page 9, 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 plat of River Plantation Condominiums, as of record in Book 5200, pages 705 and 706 and amended in Book 6392, page 321 in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Floyd Lee Marston III and wife, Julia M. Marston by Warranty Deed from Donald J. Beasley and wife, Joyce C. Beasley of record in Book 11046, page 644 in the Register's Office for Davidson County, Tennessee.

02385-BW

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, pages 705 and 706 and amended in Book 6392, page 321 in said Register's Office.

Easement for TVA of record in Book 2274, page 547 in said Register's Office.

Easement for Harpeth Valley Utility District of record in Book 3770, page 6 in said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6226, page 18 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1338 General George Patton, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

This instrument is executed on behalf of Floyd Lee Marston III by Alice J. Stewart as Attorney in fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in fact is attached as "Exhibit "A" to or on this instrument and incorporated herein by reference.

Witness my hand this 29th day of September, 2000.

Floyd Lee Marston III by Alice J. Stewart Atty in fact

Floyd Lee Marston III by Alice J. Stewart, Atty-in-fact

Julia M. Marston

Julia M. Marston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia M. Marston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2000.

Notary Public

11-18-01

My Commission Expires

02385-BW

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice J. Stewart,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Floyd Lee Marston, III,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01

EXHIBIT "A"
To
Warranty Deed

FROM: Floyd Lee Marston, III and wife, Julia M. Marston

TO: David A. Nemanich and Cheryl M. Nemanich

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Alice J. Stewart, Affiant

Sworn to and subscribed before me this
28th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01