SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $121,000.00. Jeanne W Ackermann **AFFIANT** Subscribed and sworn to before me, this 27 day of December, 2000. Notary Public My Commission Expires: 11-18-01

Address of New Owners: Jeanne W. Ackermann, 986 Todd Preis Drive, Nashville, Tennessee 37221

Send Tax Bills To: Same

Map-Parcel Number: 142-05-0-D-060.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY L. CHENAULT**, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JEANNE W. ACKERMANN**, a married woman, hereinafter called the Grantee, her successors and assigns, one tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. M-406 on the Plan of River Plantation Condominium, Section 4, together with carport M-406-C of record in Book 4860, Pages 7, 18 and 19, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary L. Chenault by deed from Lesta Austin, Charlotte Gallop, Helen Grant, Marian Grant, Michael McComsey and Marian McComsey being the legatees under the Last Will and Testament of Ruby E. Grant, deceased, which deed is of record in Book 7364, Page 224, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to those items set forth in Exhibit A attached hereto.

Davidson County DEEDWARR
Recvd: 01/10/01 13:17 3pgs
Fees:15.00 Taxes:447.70
20010110-0003216

150968.1

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, its successors and assigns, forever; and the covenant with the said Grantee that 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 further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 is improved property known as 986 Todd Preis Drive, Nashville, Tennessee 37221.

WITNESS our hands on the date(s) set forth below.

Mary L. Chenault

MARY L. CHENAULT

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary L. Chenault, with whom I am personally acquainted, and who acknowledged that she (MLC) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of December, 2000.

Notary Public

My Commission Expires: 3/25/2001

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EXHIBIT A

1. 2000 Property Taxes.
2. All matters appearing on the Plan of Record in Book 4860, Pages 16-19, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants/ Declaration of covenants, conditions and restrictions of record in Book 5785, Page 160, and in Book 9247, Page 951, Register's Office for Davidson County, Tennessee.
4. Master Deed of Record in Book 4892, Page 440, and in Book 4956, Page 756, Register's Office for Davidson County, Tennessee.
5. By- laws of record in Book 4892, Page 456, Register's Office for Davidson County, Tennessee.
6. All easements and restrictions of record in the Register's Office for Davidson County, Tennessee.