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Realty 48A

Davidson County DEEDWARR
Recvd: 03/06/01 15:06 2pgs
Fees:11.00 Taxes:373.70

20010306-0021251

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $101,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2001. Notary Public My Commission Expires: 5-30-2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Address New Owner As Follows: Susan Beth Gilliland 202 Plantation Court Nashville, TN 37221	Send Tax Bills To: First Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	Map-Parcel Number: 142-05-0-A 059.00CO 9D 64702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE SWANSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUSAN BETH GILLILAND**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-7, together with the Carport designated No. J-7-C, in River Plantation, Section Two, a horizontal property regime, as of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Swanson by deed from Sidney R. Sadler and wife, Anglea N. Sadler, of record in Book 11314, page 722, Register's Office for Davidson County, Tennessee.

DNB 55

Donald N Gallent, husband of Suzanne Swanson, joins in this conveyance to convey any interest he may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by 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 Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of River Plantation, Section Two, of record in Book 4661, page 334, Register's Office for said County, as amended at Book 4691, page 906, and further amended at Book 6354, page 676 and Correction of Amendment to By-Laws of record in Book 6436, page 389, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 202 Plantation Court, 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 Grantee, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2001.

Suzanne Swanson

~~Chip Galant~~
DONALD N. Gallent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNE SWANSON AND HUSAND, DONALD GALLENT**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2001.

Notary Public

My Commission Expires: 10/25/2003