This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 142-9-E-99 CO

Davidson County DEEDWARR
Recvd: 04/04/01 11:30 2pgs
Fees:11.00 Taxes:499.87
20010404-0032722

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Mr. and Mrs. James E. Carnes, Jr.	SAME	N/A
9008 Sawyer Brown Rd.		
Nashville, TN 37221		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JERRY W. GARRETT and DEBORAH C. GARRETT, husband and wife, have bargained and sold and by these presents do transfer and convey unto JAMES E. CARNES, JR. and MARJEAN R. CARNES, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 1313 on the Plan of River Plantation, Section 7, Phase 1, as of record in Plat Book 5200, pages 705, page 706, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description and matters to which this conveyance is subject.

Being the same property conveyed to Jerry W. Garrett and wife, Deborah C. Garrett by deed from Madelyn Silverman Lundin, of record in Book 8635, page 158, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County property taxes are a lien but not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 5200, pages 705 and 706, and amended in Book 6392, page 321, Register's Office of Davidson County, Tennessee.

3. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in 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 and Charter for the administration thereof; and is 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 alson including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 6226, page 9, Register's Office of Davidson County, Tennessee.

4. By Laws of River Plantation, Section Seven, of record in Book 6226, page 18, Register's Office of Davidson County, Tennessee.

5. Easement to Harpeth Valley Utilities District of Davidson and

Williamson Counties, of record in Book 3770, page 6, Register's Office of Davidson County, Tennessee.

6. Easement to TVA of record in Book 2274, page 547, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 2nd day of April, 2001.

JERRY W. GARRETT

DEBORAH C. GARRETT

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 JERRY W. GARRETT and DEBORAH C. GARRETT, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2nd day of April, 2001.

My Commission Expires:
1-19-05

Notary Public

CYNTHIA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $135,100.00.

Affiant

Sworn to and subscribed before me on this the 2nd day of April, 2001.

My Commission Expires:
1-19-05

Notary Public

CYNTHIA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO.