BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Thomas B. Conn 1285 General George Patton Road Nashville, TN 37221	1st Trust Bank for Savings P.O.Box 17257 Memphis, TN 38187-0257	142-9-E-84CO 09D 78881

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald W. Bailey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas B. Conn and wife, Mary E. Conn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, Unit No. 1285, together with the Carport designated No. 1285-C, on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restriced common areas and facilities of Section Seven, Phase One, River Plantation Condominium Apartments, as said areas are set forth and defined in Master Deed of record in Book 6226, Page 9 and By-Laws of record in Book 6226, Page 18, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particular description.
This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone 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 and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for River Plantation, of record in 6226, Page 9 Register's Office for Davidson, Tennessee, and the By-Laws of record in Book 6226, Page 18, said Register's Office.

Being the same property conveyed to Ronald W. Bailey and wife, Sue A. Bailey by Deed of record in Book 9085, Page 340, Register's Office for Davidson County, Tennessee. The said Sue A. Bailey having since died on March 4, 2000, in Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1285 General George Patton Road 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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.

WITNESS OUR HANDS THIS 19th day of April, 2001

Ronald W. Bailey

Davidson County DEEDWARR
Recvd: 04/20/01 15:59 2pgs
Fees:11.00 Taxes:510.60

20010420-0039594

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ronald W. Bailey, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 19th day of April, 2001

Brian K. Waite

Notary Public

My Commission expires September 30, 2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of April, 2001

My Commission Expires: September 30, 2001

Brian K. Waite Notary Public