WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/01 14:38 3pgs
Fees:18.00 Taxes:469.90

20010710-0073596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

James D. Nelson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 2001

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-23-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Nelson, Jr. (NAME)	EquiFirst Mortgage Corporation (NAME)	MAP 142-9E
1323 General George Patton Rd. (ADDRESS)	820 Forest Point Circle (ADDRESS)	PARCEL 109
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (CITY) (STATE) (ZIP)	

FOR AND 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, Gary L. Sesler and wife, Phyllis L. Sesler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Nelson, Jr. and wife, Kellie N. Nelson

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:

Land in Davidson County, Tennessee, being Unit No. 1323-C on the Plat of property improvements for River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Condominium Apartments, of record in Book 5200, Page 705 and 706, in the Register's Office for Davidson County, Tennessee, and more particularly described in the Master Deed for River Plantation Condominiums of record in Book 6226, Page 9, to which reference is hereby made. The easements, restrictive covenants, conditions an regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven Condomium Apartments, containied in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein, with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Gary L. Sesler and wife, Phyllis L. Sesler by Warranty Deed from Suzette Johnson and husband, David W. Johnson of record in Book 10056, page 595, Register's Office for Davidson County, Tennessee.

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 for the administration

CONTINUED

This is improved (X) property, known as 1323 General George Patton Rd., Nashville, TN 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 6th day of July 2001

Gary L. Sesler

Gary L. Sesler

Phyllis L. Sesler

Phyllis L. Sesler

LEGAL DESCRIPTION CONTINUATION

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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of River Plantation Condominiums, Section Seven, of record in Deed Book 6226, Page 9, Register's Office for Davidson County, Tennessee, and further subject to an Owner's Certificate, notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of River Plantation, Section Seven, a Condominium of record in Plat Book 5200, Page 705 & 706 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Sesler and wife, Phyllis L. Sesler

the bargainor s, 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 official seal at Goodlettsville, Tennessee, this 6th day of July, 2001.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public