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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No.** 18383 | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $174,500.00.<br><br>Sarah L. Tunnally<br>Affiant<br><br>Subscribed and sworn to before me, this 19th day of October, 2001.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

## WARRANTY DEED

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| **Address New Owner:**<br>SCOTT D. NUNNALLY<br>9119 SAWYER BROWN ROAD<br>NASHVILLE, TN 37221 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>MAP 142-9-H<br>PAR 87.00 CO<br>FB 9D81798 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEVERLY K. BAKER OWEN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SCOTT D. NUNNALLY AND WIFE, PATRICIA J. NUNNALLY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9119 SAWYER BROWN ROAD, NASHVILLE, TENNESSEE 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19th day of October, 2001.

Davidson County DEEDWARR
Recvd: 10/24/01 11:46 2pgs
Fees:13.00 Taxes:645.65

20011024-0116161

Beverly K. Baker Owen by Charles A. Daugherty, Atty.-in-Fact

BEVERLY K. BAKER OWEN BY CHARLES A. DAUGHERTY AS ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED AS INSTRUMENT NO. 20011024-0116160

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. DAUGHERTY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for said BEVERLY K. BAKER OWEN, and is authorized by the said BEVERLY K. BAKER OWEN, to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of October, 2001.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 9119 together with carport designated No. C-9119 on the Plan of River Plantation Section IX - Phase IIB of record in Plat Book 7900, page 364 and 365, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine) Phase I, a horizontal property regime established by Master Deed of record in Book 8061, page 341, amended in Book 8591, page 251, amended in Book 9326, page 713, said Register's Office.

Being the same property conveyed to Beverly K. Baker, unmarried by deed from Haury and Smith Contractors, Inc. of record in Book 8778, page 170, said Register's Office. The said Beverly K. Baker having since married. William E. Owen, spouse of Beverly K. Baker Owen, having died.

This conveyance is made subject to: (1) Restrictions of record in Book 7389, page 924, Book 8061, page 341, Book 8591, page 251 and Book 9326, page 713; (2) Charter of record in Book 7402, page 591; (3) Easement of record in Book 7400, page 792; and (4) All matters appearing on the Plan of record in Plat Book 7900, pages 364 and 365, said Register's Office.