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Rocky Tobe 48-A

This Instrument Prepared by:

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LER 29386

Davidson County DEEDWARR
Recvd: 11/27/01 13:54 2pgs
Fees:13.00 Taxes:540.20
20011127-0129251

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SIX THOUSAND AND 00/100 ($146,000.00) DOLLARS, cash in hand paid by BRADLEY HUTCHISON and wife, STEPHANIE D. KNIGHT, receipt of which is hereby acknowledged, I, BETTE C. LANCASTER, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said BRADLEY HUTCHISON and wife, STEPHANIE KNIGHT, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Unit No. 1024, together with the Carport designated as No. 1024-C, in River Plantation, Section Six, Phase One, a condominium, a Horizontal Property Regime, located on Sawyer Brown and General George Patton Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Six, Phase one, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, in the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, in the Register's Office of Davidson, County Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bette C. Lancaster, by deed from Haury & Smith Contractors, Inc., dated September 15, 1983, and of record in Book 6138, Page 728, in the Register's Office of Davidson, County Tennessee.
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> This conveyance is subject to the Plan of record in Book 5200, Page 347; and Book 5200, Page 359, in the Register's Office of Davidson, County Tennessee.
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> This conveyance is subject to the limitations and conditions imposed by the "Horizontal Property Act" as set forth in Code Sections 64-2701, et seq., of the Tennessee Code Annotated, as amended.
>
> This conveyance is subject to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section Six, Condominium, a Horizontal Property Regime of record in Book 5794, Page 526; including the plat of record in Book 5200, Page 359; and the By-Laws of River Plantation, Section Six Condominium of record in Book 5794, Page 539; all in the Register's Office of Davidson, County Tennessee.
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> This conveyance is subject to an Easement in favor of the United States of America for Tennessee Valley Authority transmission lines or towers as shown by instrument of record in Book 2274, Page 547, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BRADLEY HUTCHISON and wife, STEPHANIE D. KNIGHT, their heirs and assigns, forever. And I do covenant with the said BRADLEY HUTCHISON and wife, STEPHANIE D. KNIGHT, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further

covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said BRADLEY HUTCHISON and wife, STEPHANIE KNIGHT, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND,** on this 16th day of November, 2001.

BETTE C. LANCASTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BETTE C. LANCASTER, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 3/14/2005

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $146,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 3/14/05

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Field Book No. 9D76103
Map 142-9-D
Parcel 101

ADDRESS OF NEW OWNERS:
Mr. Bradley Hutchison and Ms. Stephanie Knight
1024 General George Patton
Nashville, TN 37221

SEND TAX BILLS TO:
First Horizon Home Loan Corporation
P.O. Box 146
Memphis, TN 38101