PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43201
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/04/02 14:59 2pgs
Fees:13.00 Taxes:516.15
20020204-0015302

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marie Hart Moss 1349 General George Patton Drive Nashville, Tennessee 37221	Home Financial Group, LLC Three Maryland Farms, Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142-09-E-135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Ann Bunch O'Guin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie Hart Moss** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson county, Tennessee, being Unit No. 1349 together with the carport designated No. 1349C of River Plantation, Sectioin Seven, Phase One, a horizontal property regime pursuant to the Tennesssee Horizontal Property Act, as shown on the Plan to the Master Deed of record inbook 5200, Page 705 & 706, as amended in Book 6392, Page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Linda Ann Bunch, now known as Linda Ann Bunch O'Guin by deed from Lance D. Weaver, unmarried of record in book 11285, Page 317, Register's Office for Davidson County, Tennessee

William B. O'Guin, spouse of, Linda Ann Bunch O'Guin, joins in conveying any interest he might have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 705 & 706, as amended in Book 6392, Page 121, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6226, page 9, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1349 General George Patton Dr., Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2002.

Linda Ann Bunch O'Guin

William B. O'Guin

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2002 , before me the undersigned authority, personally appeared Linda Ann Bunch O'Guin and William B. O'Guin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,500.00

Marie Hart Moss
Affiant

Sworn and subscribed before me this the 30th day of January, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public