PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43323
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/28/02 13:38 2pgs
Fees:13.00 Taxes:488.40
20020328-0038401

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Don M. Baker 8207 Sawyer Brown Road, Unit L-1 Nashville, Tennessee 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 142-01-A-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynn R. Nixon**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don M. Baker** 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. L-1 together with the carport designated as L-1-C of Section 1, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan to the Master Deed of record in Book 4460, Page 59 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 Paul A. Weekley and wife, Lynn r. Weekley by deed from William T. McClanahan and wife, Elizabeth P. McClanahan of record in book 7429, page 393, said Register's Office. The said Paul A. Weekley and Lynn R. Weekley have since divorced. By Quitclaim Deed of record in Doc. No. 200004250041071, Register's Office for said County. The said Paul A. Weekley conveyed his interest in subject property to Lynn R. Weekley, By Quitclaim Deed of record in Doc. No. 20010702-0069508, said Register's Office, Lynn R. Weekley conveyed hre interest in subject property to Lynn R. Nixon. The said Lynn R. Weekley being one and the same person as Lynn R. Nixon.

James F. Nixon, Jr., spouse of Lynn R. Nixon, 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 4460, Page 59, 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 4562, page 474, 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: 8207 Sawyer Brown Road, Unit L-1, 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 27th day of March, 2002.

Lynn R. Nixon

James F. Nixon, Jr.

State of TENNESSEE
County of DAVIDSON

On this 27th day of March, 2002 , before me the undersigned authority, personally appeared Lynn R. Nixon and James F. Nixon, Jr., 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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 $132,000.00

Affiant

Sworn and subscribed before me this the 27th day of March, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public