Davidson County DEEDWARR
Recvd: 05/03/02 09:49 2pgs
Fees:13.06 Taxes:425.50
20020503-0054514

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors

NEW OWNER:
Joe Zak etux Donna M. Zak
935 Todd Preis Drive
Nashville, TN 37221

SEND TAX BILL TO:
Same

MAP & PARCEL:
142-05-0-D-029.00

WARRANTY DEED

For and in 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, I, Valerie Z. Hawkins, unmarried, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto Joe Zak and wife, Donna M. Zak, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. E-403, together with the carport designated No. E-403-C, in River Plantation, Section Four, a condominium, a horizontal property regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Page 17, 18 and 19 of the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 4892, Page 456, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Valerie Z. Hawkins by quitclaim deed from Rowland Speck Hawkins of record in Book 10241, Page 281, Register's Office of Davidson County, Tennessee and being the same property conveyed to Rowland Speck Hawkins, married, by deed from Marguerite B. Nugent, a widow, of record in Book 8211, Page 748, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2001 taxes are paid.
2. 2002 taxes are a lien but are not yet due and payable.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Master Deed of record in Book 4892, Page 456, 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 Grantee(s), their heirs and assigns, forever;

AND COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, myheirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), 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.

This ( ) unimproved (X) improved property is known as:

935 Todd Preis Drive, Nashville, Tennessee 37221

WITNESS MY HAND THIS 30th DAY OF APRIL, 2002 IN FRANKLIN, TENNESSEE.

SELLER:
Valerie Z. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Valerie Z. Hawkins,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2002 in Franklin, TN.

Notary Public

My Commission Expires: 8/5/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of April, 2002 in Franklin, Tennessee.

Notary Public

My Commission Expires: 8/5/02