File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #02-5-34-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Julie Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIE CARTER	"NEW OWNER"	MAP 142-5-A
(NAME)	(NAME)	
309 Plantation Court, Unit K-5		PARCEL 065CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, RICHARD L. SPEED AND WIFE, JUDITH ANN SPEED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE CARTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. K-5, together with the Carport designated No. K-5-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, as shown on the Plan of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and established by a Master Deed, of record in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete identification of such Unit.

BEING the same property conveyed to Richard L. Speed and wife, Judith Ann Speed, by Deed from Gerald Fridrich, Jr., unmarried, of record in Book 10763, Page 461, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section VIII, Phase 2, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property;

CONTINUED

unimproved ( )
This is improved (X) property, known as 309 Plantation Court, Unit K-5, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hand s/ this 30th day of May, 2002

RICHARD L. SPEED
By: Gerald D. Fridrich, Jr., Attorney-in-fact

JUDITH ANN SPEED
By: Gerald D. Fridrich, Jr., Attorney-in-fact

ATTY IN FACT

ATTY IN FACT

Davidson County DEEDWARR
Recvd: 06/04/02 09:01 2pgs
Fees:13.00 Taxes:466.20

20020604-0067152

LEGAL DESCRIPTION CONTINUATION

and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Richard L. Speed and wife, Judith Ann Speed pursuant to a Power of Attorney executed by same on the 23rd day of May 2002, and being filed for record in Instrument No 20020604-0067151, said Register's Office, and recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2002, before me personally appeared GERALD D. FRIDRICH, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of RICHARD L. SPEED AND WIFE, JUDITH ANN SPEED, and acknowledged that he executed the same as the free act and deed of the said RICHARD L. SPEED AND WIFE, JUDITH ANN SPEED.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.