Davidson County DEEDWARR
Recvd: 06/10/02 14:17 2pgs
Fees:13.00 Taxes:430.68

20020610-0070354

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40934 FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 116,400.00.**

X Bernard R Schklar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 7TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES 7-5-06

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
BERNARD R. SCHKLAR **1039 General George Patton Road** **Nashville, Tennessee 37221**	**S A M E**	**142-9-D-117**

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, LENIA FABIANNA L. RIFE, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERNARD R. SCHKLAR, UNMARRIED**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A certain condominium apartment in Davidson County, TN, described as Unit 1039 River Plantation, a Condominium, a Horizontal Property Regime, located on General George Patton Drive, Davidson County, TN, as shown on the plat of Unit 1039 River Plantation, condominium apartments, recorded in Plat Book 5200, page 5359 and 360, said Register's Office, and described in a Master Deed recorded in Book 5804, page 526, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 1039 River Plantation, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 5794, page 539, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lenia Fabianna L. Rife by Warranty Deed from Julia Godwin, unmarried, of record in Book 11578, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 5794, page 526; By-laws of record in Book 5794, page 539; Plan of record in Book 5200, page 5359 and 360; Easements of record Book 2274, page 547; Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property, known as **1039 General George Patton Road, 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 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 MY HAND THIS 7TH DAY OF JUNE, 2002.

Lenia Fabianna L. Rife

LENIA FABIANNA L. RIFE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of June, 2002, before me personally appeared LENIA FABIANNA L. RIFE, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of June, 2002.

ALAN P. [illegible]
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06