07

Quality 480

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2002.

Notary Public

EMBERLY CREEK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 12/7/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/22/02 12:13 3pgs
Fees:18.00 Taxes:432.90
20020722-0087692

ADDRESS NEW OWNER(S) AS FOLLOWS:
Susan Spencer
1084 General George Patton Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
South Central Bank
P.O.Box 20150
Bowling Green, KY. 42102-6150

MAP-PARCEL NUMBERS:
142-09-D-80

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric W. Uhtenwoldt, married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Susan Spencer** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit No. 1084, together with the Carport designated No. 1004-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made; The easements, restrictive covenants, conditions and regulations inposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appointed thereto, recorded in Book 5794, page 526, Register's Office for 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 William H. Uhtenwoldt and wife, Elaine B. Uhtenwoldt of record in Book 6959, page 798, Register's Office for Davidson County, Tennessee. William H. Uhtenwoldt having predeceased his wife and Elaine B. Uhtenwodlt have now died and her interest passed to Eric W. Uhtenwoldt by will probated in Davidson County Probate Court, case No. O2P404.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Pages 260 and 359, Register's Office for Davidson County, Tennessee.

Master Deed contained in an instrument of record in Book 5794, Page 526, as amended in Book 5994, Page 539, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common area, said Register's Office.

Lien for special assessment as contained in the Master Deed, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1084 General George Patton Road, Nashville, Tennessee 37221.

* Rhonda Uhtenwoldt, wife of Eric W. Uhtenwoldt, joins in this instrument to convey any and all marital interest she has in said property.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 17th day of July, 2002.

Eric W Uhtenwoldt by Paul Rivera Attorney in Fact

Eric W. Uhtenwoldt

Rhonda Uhtenwoldt by Paul Rivera Attorney in Fact

Rhonda Uhtenwoldt

05801-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Eric W. Uhtenwoldt and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Rhonda Uhtenwoldt and who being authorized to do so acknowledged he executed to foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2002.

Notary Public

8-14-05
My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.