This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Stephen P. Yokich Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Address of New Owner:

DONALD KEITH FERGUSON, a single man
8633 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills to:

New Owner

Davidson County DEEDWARR
Recvd: 08/01/02 08:13 3pgs
Fees:18.00 Taxes:647.50
20020801-0092127

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PHILIP W. GARROTT and wife, BETTY JO GARROTT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD KEITH FERGUSON, a single man**, hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Unit No. 8633, together with the carport designated No. 8633 -c, in RIVER PLANTATION, SECTION ELEVEN, PHASE 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 3, Condominium Apartments, recorded in Book 9700, pages 835 and 836 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11332, page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, pages 835 and 836, 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 River Plantation, Section Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, and Book 11684, page 675, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants,

Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County and to taxes for the year 2000.

Philip W. Garrott and wife, Betty Jo Garrott by deed from Haury and Smith Contractors, Inc., of record in Instrument Number 20000301-0020261, Register's Office for Davidson County, Tennessee.

MAP 142-13-C PARCEL 134

The property is subject to the following:

1. 2002 County Tax (142-13-C-134) a lien not yet due and payable.
2. All other easements, restrictions and other matters of record in the Davidson County Register of Deeds office.
3. Taxes for the year 2002 (142-13-C-134) and subsequent years, a lien not yet due and payable.
4. All matters as shown on plat of record in Plat Book 9700, Pages 835 and 836. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexed into said regime by annexation document in Book 11332, page 184.
5. Restrictive covenants of record in Book 10628, Page 661, Book 11029, page 592; Book 11156, page 361; Book 11332, page 184; book 11432, page 903, Register's Office for Davidson County, Tennessee.
6. Charter of record in book 7389, page 924, Register's Office for 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 said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out above, Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26TH of July, 2002.

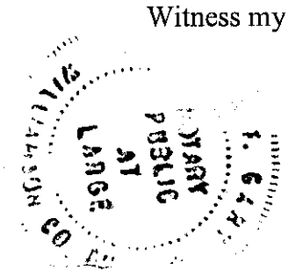
Philip W. Garrott
PHILIP W. GARROTT

Betty Jo Garrott
BETTY JO GARROTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa F. Gray, the undersigned Notary Public in and for said County and State, the within named grantors with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 26th day of July 2002.



Lisa F. Gray
Notary Public

My commission expires: 11/21/04

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Holly W Sanders
Affiant

Sworn to and Subscribed before me,
This 26th day of JULY, 2002.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



Lisa F. Gray
Notary Public

My commission expires: 11/21/04.