Davidson County DEEDWARR
Recvd: 09/16/02 11:20 3pgs
Fees:18.00 Taxes:425.50

20020916-0112372

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $115,000. 00. John P. Connor **Affiant** Subscribed and sworn to before me, this 13th day of September, 2002. Notary Public My Commission Expires: 10/25/03

Address New Owner As Follows: John P. Connor 9126 Sawyer Brown Road Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number: 142-09-0-H-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA TOTTY MORTON, NOW KNOWN AS PATRICIA TOTTY MORTON LATHAM, INDIVIDUALLY, AND AS TRUSTEE OF THE PATRICIA TOTTY MORTON REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 4, 1996, WITH FULL POWER TO BARGAIN, SELL, TRANSFER, CONVEY, MORTGAGE OR ENCUMBER, WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN P. CONNOR,** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 9126, together with the Carport designated No. 9126-C, in River Plantation, Section IX, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, page 365, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, and Book 8844, page 642 and Book 8975, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Totty Morton, unmarried, by deed from Haury and Smith Contractors, Inc., of record in Book 9036, page 880, Register's Office for Davidson County, Tennessee, Patricia Totty Morton having since conveyed all of her interest, right and title in and to the subject property to Patricia Totty Morton, Trustee of the Patricia Totty Morton Revocable Living Trust Agreement dated September 4, 1996, by Quitclaim Deed of record in Book 10202, page 915, said Register's Office. Patricia Totty Morton having since married and is one and the same as Patricia Totty Morton Latham.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 364 and 365, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings 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 Nine, of record in Book 8061, page 341, Annexation of Phase II-B of record in Book 8591, page 251, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 8061, page 357, said Register's Office.

4. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, said Register's Office.

5. Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, page 591, said Register's Office.

6. A perpetual easement for sanitary sewer, sewerage force main and drainage of record in Book 7400, page 792, said Register's Office.

This is improved property known as 9126 Sawyer Brown Road, Nashville, Tennessee 37221.

The subject property is not the usual place of residence of the Grantor or her spouse.

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, its heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of September, 2002.

Patricia Totty Morton Latham, Individually

Patricia Totty Morton Latham, Trustee of the
Patricia Totty Morton Revocable Living Trust Agreement
dated September 4, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA TOTTY MORTON LATHAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2002.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA TOTTY MORTON LATHAM,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of September, 2002.

Notary Public

My Commission Expires: 10/25/03