03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 11/06/02 09:04 2pgs
Fees:13.00 Taxes:407.00

20021106-0136257

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater is $110,000.00.

Subsribed and sworn before me this the 25th day of October, 2002.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Robert F. Teeple
Affiant

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2006

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. Y024170

214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jennifer Warchus
920 Todd Preis Rd
Nashville, TN 37221

Send tax bills to:
Bank of America
P.O. Box 9000
Getzville, NY 14068-9000

Map 142-5-D Parcel 14CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jennie C. Summers, James M.Carney, Jr., Cindy Lee, heirs at law of Bettie G. Carney

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jennifer A. Warchus

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Unit No. C-402, together with the Carport designated No. C-402, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108, and 109, said Register's Office, and described in a Master Deed, recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this Deed by reference and made part hereof the same as though copied therein.

Being all of the property conveyed to Bettie G. Carney by Deed from Barney E. Samples and wife, Dorothy S. Samples of record in Book 5547, page 213, Register's Office for Davidson County, Tennessee. And being further conveyed to Bettie G. Carney by Quitclaim Deed of record in Book 6088, page 434, Register's Office for said County. The said Bettie G. Carney, now being deceased; leaving Jenny C. Summers, Cindy Lee and James M. Carney, Jr. as her heirs at law, and the said Jenny C. Summers having being appointed Administratrix of the Estate of Bettie G. Carney by Order of the Probate Court for Davidson County, Tennessee, Probate No. 02P57.

THIS IS IMPROVED PROPERTY KNOWN AS 920 Todd Preis Rd, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 25th day of October, 2002.

Jenny C. Summers
Jennie C. Summers, Administratrix
For the Estate of Bettie G. Carney

Jenny C. Summers
Jennie C. Summers, heir at law of
Bettie G. Carney

James M Carney, by Jenny C Summers Atty. in Fact
James M. Carney Jr., heir at law of
Bettie G. Carney, By Power of Attorney
Jennie C. Summers

Cindy Lee, by Jenny C Summers Atty in Fact
Cindy Lee, heir at Law of Bettie G. Carney
By Power of Attorney, Jennie C. Summers

JCS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jennie C. Summers, Administratrix For the Estate of Betty G. Carney the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of October, 2002.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: JULY 29, 2006

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Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jennie C. Summers, heir at law of Bettie G. Carney the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of October, 2002.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: JULY 29, 2006

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Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2002, before me personally appeared Jennie C. Summers, to me known to be the person who executed the foregoing instrument no behalf of James M. Carney, Jr., heir at law of Bettie G. Carney and acknowledged that she executed the same as the free act and deed of said James M. Carney, Jr.

Witness my hand and official seal, this 25th day of October, 2002.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: JULY 29, 2006

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Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2002, before me personally appeared Jennie C. Summers to me known to be the person who executed the foregoing instrument no behalf of Cindy Lee, heir at law of Bettie G. Carney and acknowledged that she executed the same as the free act and deed of said Cindy Lee.

Witness my hand and official seal, this 25th day of October, 2002.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: JULY 29, 2006

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Notary Public