Davidson County DEEDWARR
Recvd: 01/08/03 11:14 2pgs
Fees:13.00 Taxes:464.72

20030108-0003311

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19816-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00

Lee Anne Patterson
Affiant

Subscribed and sworn to before me, this 31st day of December, 2002.

Notary Public

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV 29 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LEE ANNE PATTERSON	AMERICA'S WHOLESALE LENDER	MAP 142-5-B
8300 Sawyer Brown Rd., F-304	750 Old Hickory Blvd., #180	PARCEL 36.00
Nashville, Tennessee 37221	Brentwood, TN 37027	FB# 9D65135

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mildred M. LaFont, Unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lee Anne Patterson, Unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8300 Sawyer Brown Rd., #F-304, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2002.

Mildred M. LaFont
Mildred M. LaFont

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred M. LaFont, 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 31st day of December, 2002.

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV 29 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit F-304 together with carport designated No. F-304-C on the Plan of Amended Section 3 River Plantation Condominium Apartments of record in Plat Book 4675, pages 75 thru 77 amended in Plat Book 4675, pages 103 thru 105, and in Book 6231, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, said Register's Office.

Being the same property conveyed to Mildred M. LaFont, unmarried person by deed dated February 14, 1990 from Marjorie Louise Jernigan, unmarried person of record in Book 8051, page 153, said Register's Office.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (078/and By-Laws) for River Plantation (Section Three) of record in Book 4784, page 464, amended in Book 5785, page 180, and in Book 5840, page 663, Register's Office for Davidson County, Tennessee; and (2) All matters appearing on the Plan of record in Plat Book 4675, pages 75 thru 77, amended in Plat Book 4675, pages 103 thru 105, and Book 6231, page 156, Register's Office for Davidson County, Tennessee.