THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 14735B

MAP/GROUP/PARCEL:
142-13-O-C/050.00 CO

NEW OWNER'S NAME AND ADDRESS:
CATHERINE P. MINTON
8617 SAWYER BROWN RD.
NASHVILLE, TENNESSEE 37221

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/03/03 15:25 2pgs
Fees:13.00 Taxes:651.20
20030303-0027735

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, William H. Klingenberg and Novarese B. Klingenberg, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Catherine P. Minton, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit No. 8617, together with the carport designated No. 8617-C, in River Plantation, Section Ten, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-E, Condominium Apartments, recorded in Plat Book 9700, Pages 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, Page 348, Register's Office for Davidson County, Tennessee.

The subject property is commonly known as 8617 SAWYER BROWN RD., NASHVILLE, TENNESSEE 37221.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20010907-0097279, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the Plan of record in Book 9700, page 367 and Boundary Plat of record in Book 9700, page 368, Book 7900, pages 956 and 957, Book 9700, pages 27 and 28, Book 9700, pages 143 and 144, revised in Book 9700, pages 186 and 187, Book 9700, pages 203 and 204, Book 7900 pages 745 and 746 and re-recorded in Book 7900, pages 944 and 945, said Register's Office. This conveyance is also subject to the Master Deed and By-Laws of record in Book 9394, Page 598, Book 9669, Page 111, amended in Book 9780, Page 284, Book 10024, Page 409, Book 10136, Page 708, amended in Book 10417, Page 348, and Declaration of Restrictive Covenants and By-Laws of record in the Charter of River Plantation, Sections 8-11, Umbrella Association of record in Book 7389, Page 924, and any other restrictions, easements or conditions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

William H. Klingenberg

Novarese B. Klingenberg

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, William H. Klingenberg and Novarese B. Klingenberg, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of February 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $176,000.00..

AFFIANT

Sworn to and subscribed before me, this the 27th day of February 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006