27A
1 of 2

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, Attorney
603 Woodland Street
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 03/06/03 10:14 2pgs
Fees:13.00 Taxes:495.43
20030306-0029703

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ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Billy Justice et ux Betty J. Justice 936 Todd Preis Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 718 Thompson Ln. - Ste. 104 Nashville, TN 37204	Map: 142–05-0-D Parcel: 030CO FB #: 09D-65444

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, We, Jerome Buc and wife, Alice S. Buc, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy Justice and wife, Betty J. Justice, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. E404, together with the carport designated No. E404-C, of River Plantation, Section Four, Phase One, a Condominium, a Horizontal Property Regime as shown on the Plan of River Plantation, Section Four, Phase One, Condominium Apartments recorded in Book 4860, Pages 17-19 as amended in Book 4860, Pages 107-109, Register's Office for Davidson County, Tennessee, and established by a Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification.

BEING the same property conveyed to Jerome Buc and wife, Alice S. Buc, by Warranty Deed from James K. Bailey, unmarried, of record in Book 11112, Page 429, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building 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 Four, Phase One, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property known as 936 Todd Preis Drive, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES** that they 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 she does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25th day of February, 2003.

JEROME BUC

ALICE S. BUC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerome Buc and Alice S. Buc, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 25th day of February, 2003.

NOTARY PUBLIC

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $133,900.00

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 3/27/2004