Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $124,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MARCH, 2003.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/11/03 08:04 2pgs
Fees:13.00 Taxes:460.65

20030311-0031502

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19375SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gina M. Fromm 1271 General George Patton Road Nashville, TN 37221	AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046	142-9-E-70-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dena D. Mays, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Gina M. Fromm, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit 1271, together with the carport designated No. 1271-C on the Plan of River Plantation, Section Seven, Phase One, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for River Plantation, as of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for River Plantation, for proper identification.

Being the same property conveyed to Dena D. Mayes, unmarried, by deed from Brian R. Murnane and wife, Tara Dougherty Murnane, of record in Book 10730, page 567, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 5200, pages 705 and 706, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee; and
3. By-Laws of River Plantation Homeowners' Association, Inc., of record in Book 6226, page 18, of record in Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to 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 interests 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee; and

5. Easement granted to Harpeth Valley District, of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee; and
6. Easement granted to USA for TVA Transmission Lines and Towers, of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1271 General George Patton Road, Nashville, TN 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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of March, 2003.

Dena D. Mays

Dena D. Mays

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 10, 2003, before me personally appeared Dena D. Mays to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal this 10th day of March, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Douglas A Bruce
My Commission Expires:
September 24, 2005
STATE OF TENNESSEE

My Commission Expires: