BOX 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2003.

Notary Public

My Commission Expires: 4/23/05

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/02/03 08:13 2pgs
Fees:13.00 Taxes:588.30
20030402-0043042

ADDRESS NEW OWNER(S) AS FOLLOWS:
Laura B. Goins
8956 Sawyer Brown Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER/ Pinnacle National Bank
211 Commerce St., #300
Nashville, TN 37201

MAP-PARCEL NUMBERS:
Map\Parcel: 142-090-H-004.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Thomas Moore, Jr. and wife, Royanne Atkinson Moore** hereinafter referred to as Grantors, hereby transfers and conveys to **Laura B. Goins, an unmarried woman,** hereinafter referred to as 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. 8956, together with he Carport designed No. 8956-C in River Plantation, Section IX, Phase I, a Condominium ,a Horizonal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee as shown on the plat of Rover Plantation, Section IX, Phase I, Condominium Apartments recorded in Book 7900, Page 98, et.seq., 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 apartments, property co-owners and tenants of River Plantation, Section IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the covenants, conditions and restrictive for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office said County.

Being the same property conveyed to Richard Thomas Moore, Jr. and wife, Royanne Atkinson Moore by Warranty Deed from Frederick M. Phanco and wife, June H.

Phanco, of record in Book 10999, Page 585, Register's Office for Davidson County, Tennessee, dated June 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7389, Page 926; Book 7389, Page 941; Book 9247, Page 951; Book 9780, Page 284; Book 10024, Page 409; Book 10417, Page 348,Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 8061, Page 341, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8956 Sawyer Brown Road, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of March, 2003.

Richard Thomas Moore, Jr.

Royanne Atkinson Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Thomas Moore, Jr. and Royanne Atkinson Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

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