FILE BOX 19B

# WARRANTY DEED

STATE OF TENNESSEE 03-3-31-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LINCOLN TRUST COMPANY, F/B/O | " NEW OWNER " (NAME) | MAP 142-09-0-C |
| THOMAS J. KUSH | | |
| 943 General George Patton Dr (ADDRESS) | (ADDRESS) | PARCEL 943.00CO |
| Nashville, TN 37221 | | F.B.#:09D-23524 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SARA H. IGNATZ, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINCOLN TRUST COMPANY, F/B/O THOMAS J. KUSH

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:

A CERTAIN CONDOMINIUM in Davidson County, Tennessee, being all of Unit No. 943, together with the Carport designated No. 9543-C, in River Plantation Condominiums, Section Five, Phase One, Lot Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5410, Page 248, 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 of River Plantation, Condominiums, as of record in Book 5200, Page 257, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Ernest R. Ignatz and wife, Sara H. Ignatz, by Deed from Haury & Smith Contractors, Inc., of record in Book 5684, Page 236, Register's Office for Davidson County, Tennessee. The said Ernest R. Ignatz having since died.

The Premises herein insured is a condominium apartment established pursuant 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

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 943 General George Patton Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 19th day of March, 2003

SARA H. IGNATZ
By: Sara H. Ignatz by Donald Ignatz
DONALD IGNATZ, ATTORNEY-In-FACT

Davidson County DEEDWARR
Recvd: 04/21/03 14:42 2pgs
Fees:13.00 Taxes:462.50

20030421-0052026

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

Deed establishing a Horizontal Property Regime of RIVER PLANTATION.

THIS instrument is being executed in behalf of SARA H. IGNATZ, pursuant to a Power of Attorney executed by same on the 16th day of December, 2002, and being recorded in Instrument No. _____ and filed for record simultaneously herewith.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 25th. day of MARCH, 2003, before me personally appeared DONALD IGNATZ, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SARA H. IGNATZ, UNMARRIED, and acknowledged that he executed the same as the free act and deed of the said SARA H. IGNATZ, UNMARRIED.

My Commission Expires: 05/28/03

Notary Public

