THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20694-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Joyce E. Patrick Affiant Subscribed and sworn to before me, this April 29, 2003. Notary Public My Commission Expires:

DONALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Joyce E. Patrick 8617 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.13 Parcel No. 050.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Minton, Bobby Minton and George Minton Heirs at Law of Catherine P. Minton**, ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Joyce E. Patrick** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 8617 Sawyer Brown Road, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this April 29, 2003.

John D. Minton

Bobby Minton

George Minton

Davidson County DEEDWARR
Recvd: 05/19/03 09:55 3pgs
Fees:18.00 Taxes:647.50
20030519-0067669

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John D. Minton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this April 29, 2003.

Notary Public

DONROE E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bobby Minton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 of April, 2003.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George Minton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th April, 2003.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SCHEDULE "A"

Land in Davidson County, Tennessee, being Unti No. 8617 together with the carport designated No. 8617-C on the Plan of River Plantation, Section Ten, Phase II-E of record in Plat Book 9700, pages 367 and 368, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, a horizontal property regime established by Master Deed of record in Book 9394, page 598 and in annexation document in Book 10417, page 348, said Register's Office.

Being the same property conveyed to Catherine P. Minton, an unmarried woman by deed from William H. Klingenberg and Novarese B. Klingenberg appearing as Instrument No. 20030303-0027735, said Register's Office. Catherine P. Minton has since died leaving John D. Minton, Bobby Minton and George Minton, as her only Heirs at Law.

Bobby Minton and Robert S. Minton are one and the same person.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) 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 OR
3) Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association of record in Book 7492, page 591, Register's Office for Davidson County, Tennessee.Easements of record in and
4) Terms and limitations imposed by Tennessee Horizontal Property Act. T.C.A. Sections 66-27-101, et seq.
5) All matters appearing on the Plan of record in Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee.