Davidson County DEEDWARR
Recvd: 06/06/03 15:17 3pgs
Fees:18.00 Taxes:730.75

20030606-0078601

FILE BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $197,500.00.

Subsribed and sworn before me this the 28th day of May, 2003.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. *(Affix Seal)

Affiant

Notary Public

MY COMMISSION EXPIRES JULY 29, 2006

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 300527

214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
G. Anthony Pierce and wife, Cynthia F. Pierce
9227 Sawyer Brown Road
Nashville, TN 37221

Send tax bills to:
same

Map 142-13-C Parcel 164

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Loretta T. Anderson, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

G. Anthony Pierce and wife, Cynthia F. Pierce

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

THIS IS IMPROVED PROPERTY KNOWN AS 9227 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of May, 2003.

Loretta T. Anderson

Loretta T. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Loretta T. Anderson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My commission expires:

MY COMMISSION EXPIRES
JULY 29, 2006

Notary Public

JOHN A. BELL, JR
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

Exhibit "A"

Unit No. 9227 (Parcel No. 164), together with the carport designated No. 9227-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, 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 Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835;* said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. *and Section Eleven, Phase 5, by annexation document by Instrument No. 20010131-0009315 and Plat by Instrument No. 20000918-0092190.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County and to taxes for the year 2001.

Being all of the property conveyed to Clifford F. Anderson and wife Loretta T. Anderson by Deed of record in Instrument No. 20010504-0045996, said Register's Office.