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. 20840-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Irene S. Thacker Affiant Subscribed and sworn to before me, this 30th day of May, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Irene S. Thacker 8561 Sawyer Brown Road Nashville, TN	**Send Tax Bills To:** Owner	**Tax Information:** Map No.142.09 Parcel No. 211.00

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, **Cindy A. Rose** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Irene S. Thacker** ("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 8561 Sawyer Brown Road, Nashville, TN,

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 May 30, 2003.

Cindy A. Rose
Cindy A. Rose

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cindy A. Rose** , 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 30th day of May, 2003.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/11/03 08:15 2pgs
Fees:13.00 Taxes:629.00
20030611-0080371

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8561 together with carport designated No. 8561-C on the Plan of River Plantation, Section Ten, Phase II-C, a Condominium of record in Plat Book 9700, pages 143 and 144, Revised in Book 9700, pages 186 and 187, 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 River Plantation, Section Ten, Phase II-C, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 9394, page 598, amended in Book 9780, page 284, Book 9669, page 111 and Book 10024, page 409, said Register's Office.

Being the same property conveyed to Cindy A. Rose, unmarried from Haury and Smith Contractors, Inc. of record in Book 10437, page 503, Register's Office for Davidson County, Tennessee.

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; and
3) Declaration of Covenants, Conditions, By-Laws and Restrictions for River Plantation Sectisons 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and
4) Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee; and
5) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of record in Book 9394, page 598, amended in Book 9780, page 284, Book 9669, page 111 and Book 10024, page 409, Register's Office for Davidson County, Tennessee; and
6) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
7) All matters appearing on the Plan of River Plantation Section Ten, Phase II-C, Condominium Apartments of record in Book 9700, pages 143 and 144 and revised in Book 9700 , pages 186 and 187, Register's Office for Davidson County, Tennessee.