This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map 142-O-C, Parcel 175

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
William O. Thweatt	same	
9240 Sawyer Brown Rd		
Nashville, TN 37221		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM M. MCCLAIN, SR, TRUSTEE, THE MCCLAIN REVOCABLE LIVING TRUST, U/A/D February 19, 2002 has bargained and sold and by these presents do transfer and convey unto WILLIAM O. THWEATT and wife, SANGAI K. THWEATT, their heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 9240 (Parcel No. 175), together with the carport designated No. 9240-C, In River Planatation, Section Eleven, Phase 5, 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 5, Condominium Apartments, recorded in Instrument No. 20000918-0092190, 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 Instrument No. 20010131-0009315, 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 5, 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; Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument no. 20010905-0095982, said Register's Office, are incorported in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to The McClain Revocable Living Trust, u/a/d february 19, 2002, by Warranty deed from Haury and Smith Contractors, Inc. of record in Instrument No. 20020802-0092963, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/29/03 11:04 3pgs
Fees:18.00 Taxes:758.50
20030729-0106399

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of River Plantation of record in Book 9700, page (s) 481 and 482, as applied to Section Eleven, Phase 1A, Plat Book 9700, page 694; Section Eleven, Phase 2, Plat Book 9700, page 748; Section Eleven, Phase 3, Plat Book 9700, page 835; Section Eleven, Phase 4, of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, Plat of record as Instrument No. 20000918-0092190; and Section Eleven, Phase 6, Plan of record as Instrument No. 20010905-0095982, said Register's Office of Davidson County, Tennessee.

3. Declarations of Covenants, Conditions, Liens, Easements and Restrictions contained in Instrument of record in Book 7389, page 924 said Register's Office of Davidson County, Tennessee.

4. Subject to the Master Deed and By-Laws for River Plantation, Section Eleven, Phase One, recorded in Book 10628, page 661, et seq., Register's Office for Davidson County, Tennessee, and Annexation Document for River Plantation, Section Eleven, Phase 1A, of record in Book 11029, page 592; annexation document for Plantation, Section Eleven, Phase 2, of record in Book 11156, page 361; annexation document for Plantation Section Eleven, Phase 3, of record in Book 11332, page 184; annexation document for Plantation, Section Eleven, Phase 4, of record in Book 11432, page 903; annexation document for Plantation, Section Eleven, Phase 5, as recorded in Instrument No. 200101310009315; and annexation document for Plantation, Section Eleven, Phase 6, as recorded in Instrument No. 20010911-0098566, said Register'd Office of Davidson County, Tennessee.

AND GRANTOR DOES COVENANT and bind himself, his, succesors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, GRANTOR has hereunto set his signature, this the 25th day of July, 2003.

THE MCCLAIN REVOCABLE LIVING TRUST
U/A/D February 19, 2002

William M. McClain Jr. Trustee.

WILLIAM M. MCCLAIN, SR.

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 WILLIAM M. MCCLAIN, SR. TRUSTEE under THE WILLIAM M. MCCLAIN SR. REVOCABLE LIVING TRUST, U/A/D February 19, 2002, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the TRUSTEE of THE WILLIAM M. MCCLAIN SR. REVOCABLE LIVING TRUST, U/A/D February 19, 2002, respectively, being authorized by signing the name THE WILLIAM M. MCCLAIN SR. REVOCABLE LIVING TRUST, U/A/D February 19, 2002, respectively.

WITNESS my hand and seal, at office, on this 25th day of July, 2003.

My Commission Expires:
July 24, 2004

Carol L McCarthen
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $205,000.00.

Tonya C. Hollard
Affiant

Sworn to and subscribed before me on this the 25th day of July, 2003.

My Commission Expires:
_____

Notary Public

DON K. HEAD JR.
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires 4/3/06