THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

PREPARED BY:

Davidson County DEEDWARR
Recvd: 09/26/03 10:30 4pgs
Fees:23.00 Taxes:758.50

20030926-0142706

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Williams (NAME)	Wells Fargo Home Loans (NAME)	MAP 142-13-0-C
9226 Sawyer Brown Road (ADDRESS)	6116 Executive Blvd. #115 (ADDRESS)	PARCEL 165
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Rockville, Maryland 20852 (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, Victoria L. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Williams

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:

Land in Davidson County, Tennessee, being Unit No. 9226 (parcel No. 165) together with the carport designated No. 9226-C, in River Plantation, Section 11, 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 Surveyors Certificated of Correction in instrument No. 200006300065336, Registers 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, Registers 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, Condominiums 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., Registers 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 by annexation document for River Plantation Section Eleven, Phase 5, of record in Instrument No. 20010131-0009315 and Plat by Instrument No. 20000918-0092190, Registers office for Davidson County, Tennessee. 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 9226 Sawyer Brown Road, 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 12th day of September, 2003

Victoria L. James by William Wiley III POA
Victoria L. James

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Warner McNeilly, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Victoria L. James, as her Attorney in Fact, as the free act and deed of the within named Victoria L. James.

Witness my hand and official seal at Nashville, TN this 12th day of September 29, 2003.

NOTARY PUBLIC

My Commission Expires: July 24 2004

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION CONTINUATION

Plantation Sections 8-11 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, Registers office for Davidson County, Tennessee. Charter for Homeowners Association which is of record in Book 7402, page 591 said Registers Office.
Being the same property conveyed to Betty C. James, widow, by warranty deed from Haury & Smith Contractors, Inc., as of record in Instrument No. 20010316-0025628, Registers office for Davidson County, Tennessee.

The said Betty C. James having since died and being unmarried at the time of her death. by Last Will and Testament of Betty Cox James which is of record in the Office of the Clerk of the Probate Court for Davidson County, Tennessee, the property is devised to the Grantor, Victoria L. James.

LEGAL DESCRIPTION CONTINUATION

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