PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 11/18/03 12:07 2pgs
Fees:13.00 Taxes:310.80
20031118-0168195

W & I Ref(_____) Title No: 45183
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel E. Johnson Justin L. Johnson 510 Basswood Drive #15 Nashville, Tennessee 37209	Wells Fargo Home Mortgage, Inc. 7485 New Horizon Way Frederick, Maryland 21703

TAX MAP-PARCEL NUMBERS: 90-11-B-15

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$84,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RBL Associates LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel E. Johnson and spouse, Justin L. Johnson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 15 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property Conveyed to RBL Associates, LLC, a Tennessee Limited Liability Company by deed from Barbara L. Tompkins of record in Document No. 200212060150617 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.
This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Master Deed and By Laws as Exhibit B Document No. 20030207-0017550, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. And easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, said Register's Office. The provisions of the condominium Master Deed of record in Document No. 20030207-0017550 amended in Document No. 20030618-0084385. By Quitclaim Deed of record in Document No. 20030207-0017551, RBL Associates conveyed all interest in the common elements to River Breeze Garden Townhomeowners Association, Inc.

This is improved property, known as: 510 Basswood Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2003.

RBL Associates LLC

By: Peggy J. Rouillier

Title: **Chief Manager**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Peggy J. Rouillier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager** (or other officer authorized to execute this instrument) of **RBL Associates LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 17th day of November, 2003.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $84,000.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2003.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public