THIS INSTRUMENT PREPARED BY:
Jim Corley
Corley & Kelly, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 01/09/04 09:22 2pgs
Fees:13.00 Taxes:514.30
20040109-0003669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY-NINE THOUSAND AND 00/100 DOLLARS ($139,000.00), the receipt of which is hereby acknowledged, I, **ABAGAIL W. HINTON, an unmarried woman, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **ROBIN CARRIER SINCLAIR, a single woman, ("Grantee")**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. M-5 on the Plan of River Plantation Condominiums, Section Two, together with the Carport designated No. M-5-C, as of record in Plat Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and described in the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

BEING the same property conveyed to Abagail W. Hinton, unmarried, by deed from William P. Hartley and wife, Barbara D. Hartley, of record in Book 11319, Page 674, Register's office for Davidson County, Tennessee.

THIS conveyance is subject to all matters contained in the Master Deed of record in Book 4661, Page 334, Register's Office for Davidson County, Tennessee. This conveyance is subject to the By-Laws of record in Book 4661, Page 353, as amended in Book 4691, Page 906 and in Book 6354, Page 676, and in Book 6436, Page 389, Register's Office for Davidson County, Tennessee. This conveyance is further subject to all matters shown on Boundary Plat in Book 4460, Page 80, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantee, her heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 12th day of DECEMBER 2003.

Abagail W. Hinton
ABAGAIL W. HINTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12TH day of DECEMBER, 2003, before me personally appeared **ABAGAIL W. HINTON,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 12TH day of DECEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: 2/20/07

CHRISTOPHER C. KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 12TH day of DECEMBER, 2003.

NOTARY PUBLIC

My commission Expires: 2/20/07

CHRISTOPHER C. KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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THIS IS IMPROVED PROPERTY KNOWN AS:
408 Plantation Court, Nashville, Tennessee 37221

MAP - 142-5-A **PARCEL** - 73.00

ADDRESS OF NEW OWNER:
Robin Carrier Sinclair
408 Plantation Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SouthTrust Mortgage Corp.
210 Wildwood Parkway, Suite 100
Birmingham, AL 35209