PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/17/04 16:12 2pgs
Fees:13.00 Taxes:314.50
20040317-0030620

W & I Ref: _____ Title No: 45383

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathan R. Robertson 510 Basswood Drive #16 Nashville, Tennessee 37209	Countrywide Home Loans 750 Old Hickory Blvd., #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 090-11-B-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Peggy J. Rouillier, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan R. Robertson** 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.16 of River Breeze Garden Townhomes horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown as Exhibit B of record in Doc. No. 20030207-0017550 and amended in Doc.No.20030618-0084385, and further amended in Doc. No. 20040308-0025984 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 property conveyed to Peggy J. Rouillier by Quitclaim Deed from RBL Associates, LLC, a Tennessee limited liability company of record in Doc. No. 20031216-0179721, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY ONLY. - Was never used as seller's residence (PJR)

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 Doc. No. 20030207-0017550 and amended in Doc. No. 20030618-0084385 and further amended in Doc. No. 20040308-0025984, Master Deed By Laws as Exhibit B 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; 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 Doc. No. 20030207-0017550, amended in Doc. No. 20030618-0084385 and further amended in Doc. No. 20040308-0025984, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; By Quitclaim Deed of Record in Doc. No. 20030207-0017551, said Register's Office, RBL Associates, conveyed all interest in the common elements to River Breeze Garden Townhomes Homeowners Association, Inc.

This is improved property, known as: 510 Basswood Drive #16, 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 12th day of March, 2004 .

Peggy J. Rouillier

State of TENNESSEE
County of WILLIAMSON

On this 12th day of March, 2004, before me the undersigned authority, personally appeared **Peggy J. Rouillier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

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

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Affiant 3/12/04

Sworn and subscribed before me this 12th day of March, 2004

My Commission Expires: _____

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

My Commission Expires JULY 21, 2007

Notary Public