PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45428
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/31/04 13:37 2pgs
Fees:13.00 Taxes:588.30
20040331-0036306

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ruby J. Jackson 4301 Elkins Ave. Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 142-05-C-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert J. Vacek and Ann M. Vacek**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruby J. Jackson** 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. V-408 together with the carport designated No. V-408-C of River Plantation, Section Four a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4860, Pages 17, 18 and 19 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 the same property conveyed to Robert J. Vacek and wife, Ann M. Vacek by deed from Clara C. Bedingfield, a widow of record in Book 10188, Page 695, 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 Book 4860, Page 17, 18 and 19, 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.: The provisions of the condominium Master Deed of record in Book 4892, page 440, Book 4956, page 756, Book 4892 page 456, 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.

This is improved property, known as: 1042 Todd Preis Drive, Nashville, Tennessee 37221

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 31st day of March, 2004.

Robert J. Vacek

Ann M. Vacek

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2004 , before me the undersigned authority, personally appeared Robert J. Vacek and Ann M. Vacek , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

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 $159,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2004

My Commission Expires: _____

My Commission Expires MAY 30, 2004 PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public