Davidson County DEEDWARR Recvd: 05/07/04 15:40 2pgs Fees:13.00 Taxes:693.75 20040507-0052512	**STATE OF TENNESSEE)** **COUNTY OF MAURY)** The actual consideration or value for this Transaction is $187,500.00 Donald Keith Ferguson Affiant Sworn to and subscribed before me this 6th day of May, 2004 NOTARY PUBLIC My Commission expires [illegible]

THIS INSTRUMENT WAS PREPARED BY:

Jay B. Jackson, UAW-Legal Services Office, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Marlon and Gina Cunningham 8633 Sawyer Brown Road Nashville, TN 37221	Marlon and Gina Cunningham ~~8633 Sawyer Brown Road~~ ~~Nashville, TN 37221~~ P.O. Box 456 Fairview, TN 37062	MAP 142-13-C PARCEL 134

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONALD K. FERGUSON, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARLON CUNNINGHAM and wife, GINA CUNNINGHAM,** hereinafter called the Grantees, its heirs successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Unit No. 8633, together with the carport designated No. 8633 -c, in RIVER PLANTATION, SECTION ELEVEN, PHASE 3, 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 3, Condominium Apartments, recorded in Book 9700, pages 835 and 836 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11332, page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, pages 835 and 836, 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 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's 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, page748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, and Book 11684, page 675, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants,

This conveyance is subject to Conditions and Restrictions for the River 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 Register's Office for said County.

Being the same property conveyed to Donald K. Ferguson, a single man by deed from Philip W. Garrott and wife, Betty Jo Garrott, of record in Instrument Number 20020801-0092127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2004 property taxes, assessments, homeowners and association dues which have been prorated and assumed by Grantee.
2. All other easements, restrictions and other matters of record in the Davidson County Register of Deeds office.
3. All matters as shown on the Plan of River Plantation, Section XI-Phase 3 of record in Plat Book 9700, Pages 835 and 836. Register's Office for Davidson County, Tennessee, and all matters described in a Master Deed recorded in Book 10628, page 661, and annexed into and amended said regime by annexation document in Book 11332, page 184.
4. Restrictive covenants of record in Book 10628, page 661, Book 11029, page 592; Book 11156, page 361; Book 11332, page 184; book 11432, page 903, Register's Office for Davidson County, Tennessee.
5. Charter of record and restrictions of record in Book 7389, page 924, and Book 7402, page 591 Register's Office for Davidson County, Tennessee.
6. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, of record in Book 10628, page 661, as amended in Book 11332, page 184, Register's Office for Davidson County, Tennessee.

This is improved property known as 8633 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of May, 2004.

Donald K. Ferguson
DONALD K. FERGUSON

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, Kimberly A. Watts, the undersigned Notary Public in and for said County and State, the within named grantor(s), **Donald K. Ferguson, a single man** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 6th day of May, 2004.

Kimberly A. Watts
Notary Public
My commission expires 02-01-04

NOTARY PUBLIC LARGE TENNESSEE MAURY COUNTY