Davidson County DEEDWARR
Recvd: 07/09/04 10:13 2pgs
Fees:13.00 Taxes:577.20
20040709-0081771

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,000.00.

Judy C. Powell
Affiant

Subscribed and sworn to me on June 30, 2004.

Miranda Pieszchalski
NOTARY PUBLIC
My Commission Expires MAR. 25, 2006

MIRANDA PIESZCHALSKI NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20209SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Judy C. Powell 914 General George Patton Road (Unit 914) Nashville, TN 37221	SAME	142-9-C-914 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandra L. Roark and Husband, Darrell Hewston, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Judy C. Powell, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson, Tennessee, being Unit 914, together with the carport designated 914-C on the Plan of River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five Phase One, Lot Two Condominiums Apartment, of record in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and as established by the Master Deed for River Plantation, as of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for River Plantation, for proper identification.
>
> Being the same property conveyed to Sandra L. Roark, by deed from John L. Sontag, of record in Book 9231, page 544, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 5200, page 135, Register's Office for Davidson County, Tennessee; and

3. The premises herein described is a condominium apartment established pursuant to 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, 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, page 248, and By-Laws appended thereto of record in Book 5410, page 260, Book, Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 914 General George Patton Road (Unit 914), 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 the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on June 30, 2004.

Sandra L Roark
Sandra L. Roark

Darrell D. Hewston
Darrell Hewston

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2004, before me personally appeared Sandra L. Roark and Darrell Hewston to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 30, 2004.

Lori L. DeMumbrum
NOTARY PUBLIC

TERRI L. DEMUMBRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 09/24/05