Return To: First Title & Escrow File Box 9B #22956 **WARRANTY DEED** B-ERA-04-0932	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2004. Notary Public MY COMMISSION EXPIRES: 9-25-04 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Park R. Davidson	Choice Community Credit Union	
932 Todd Preis	(NAME) 3400 Battleground Avenue	142-5-D-26 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Greensboro, NC 27420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELDON E. WILKERSON,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PARK R. DAVIDSON,AND WIFE CATHERINE C. DAVIDSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being UNIT No. D-406, together with the Carport designated No. D-406-C, in River Plantation, Section Four, a Condominimum, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4680, pages 17, 18, and 19 of the Register's Office for Davidson County, Tennessee, and decribed in a Master Deed recorded in Book 4892, page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Eldon E. Wilkerson and wife, Freda K. Wilkerson by Warranty Deed from William K. Betteridge, and wife, Patricia Betteridge of record in Book 10053, page 122, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eldon E. Wilkerson and Freda K. Wilkerson by Affidavit dated December 4, 2003 and filed for record on January 6, 2004 in Instrument Number 20040106-0002086, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Eldon E. Wilkerson and wife, Freda K. Wilkerson and son, Eldon E. Wilkerson, Jr., by Quitclaim Deed dated February 26, 2002 and filed for record on March 28, 2002 in Instrument Number 20020328-0038684, Register's Office for Davidson County, Tennessee. The said Eldon E. Wilkerson, Jr. nas since died. See Affidavit in Instrument No. 2004-0106-0002086, said Register's Office.** Fuel Line Easements of record in Deed Book 7776, page 934, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Master Deed filed of record in Book 4892, Page 440 and Book 4956, Page 756; and By-Laws of record in Book 4892, Page 456, all in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried,

**The said Freda K. Wilkerson having since died.

Davidson County DEEDWARR
Recvd: 07/14/04 16:03 2pgs
Fees:13.00 Taxes:451.40
20040714-0084144

unimproved ( )
This is improved (X) property, known as 932 Todd Preis, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 30th day of June, 2004.

Eldon E Wilkerson
by Jenee Sherrell, attorney-in-fact
Eldon E. Wilkerson

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jenee Sherrell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Eldon E. Wilkerson and acknowledged that he/she executed the same as the free act and deed of the said Eldon E. Wilkerson.

Witness my hand and official seal at
Davidsm County
on this the 30th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3/31/07

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

~~RETURN TO~~:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903