Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 07/16/04 15:49 2pgs
Fees:13.00 Taxes:758.50
20040716-0085498

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. James C. Gibson
8802 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills to:
NEW OWNER

Map-Parcel:
Map 142-13
Group C
Parcel 72 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leon Ruben**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James C. Gibson and wife, Barbara P. Gibson** , hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 8802, together with the carport designated No. 8802-C, in River Plantation, Section Eleven, Phase One (I), 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 I, Condominium Apartments, recorded in Book 9700, page 481, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Leon Ruben and wife, Myra L. Ruben by deed from Haury and Smith Contractors, Inc., dated July 27, 1998, and recorded in Book 11041, page 825, said Register's Office. The said Myra L. Ruben having died on November 25, 2002.

THIS conveyance is subject to the Master Deed and By-Laws for River Plantation; the Declaration of Covenants, Conditions and Restrictions filed in Book 7389, page 924 and all matters as shown on the recorded plat.

The said Sandi Ruben joins in the conveyance of this instrument to convey any interest she may have by reason of marital status.

This is unimproved property known as: 8802 Sawyer Brown Road, Nashville, TN 37221.

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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 this 9th day of July, 2004.

Leon Ruben

Sandi Ruben

STATE OF TENNESSEE
COUNTY OF DAIVDSON

On this 9th day of July, 2004, before me personally appeared LEON RUBEN and wife, SANDI RUBEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person 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 at office.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Sworn to and subscribed before me
this 9th day of July, 2004

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006