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Southern Title Service s
124 First Avenue South
Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/11/04 08:47 3pgs
Fees:18.00 Taxes:453.25

20040811-0096827

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-581748**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixth day of August, 2004**, by and between **Paula A. Savage, an unmarried woman**, parties of the first part, and **John D. Lackey**,*party of the second part, *an unmarried man

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

UNIT NO. 1082, TOGETHER WITH THE CARPORT DESIGNATED NO. 1082-C, IN RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SIX, PHASE ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGE 359 AND 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5794, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE , 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 SIX, PHASE ONE, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5794, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO PAULA A. SAVAGE, UNMARRIED BY WARRANTY DEED FROM HAURY & SMITH CONTRACTORS, INC., RECORDED THE 14TH DAY OF AUGUST, 1984 IN DEED BOOK 6359, PAGE 138, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **142-9D-78co**

X Improved OR

Unimproved property located at: **1082 General George Patton Rd., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paula A. Savage

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paula A. Savage, an unmarried woman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Sixth day of August, 2004.**

Notary Public

My Commission Expires: Aug 3, 2004

****

KATHY KELLEY NOTARY PUBLIC STATE OF TEXAS

Owner's Name: **John D. Lackey**

and Address: **1082 General George Patton Rd.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$122,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixth day of August, 2004.**

Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05