THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23193-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $178,500.00. Tracey A Brooks Affiant Subscribed and sworn to before me this 16th day of August, 2004. Christina M. Read Notary Public My Commission Expires: _____ CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 20, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Jerome Curtis Del Pino, Tessa Tina Del Pino 9106 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New owners	**Tax Information:** Map No.142.09-0H Parcel No. 026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William M. Ferry**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Jerome~~ **Tessa Tina Del Pino and Curtis Del Pino, wife and husband** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. **Jerome

This is improved property located at 9106 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of August, 2004.

William M. Ferry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William M. Ferry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2004.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/18/04 10:35 2pgs
Fees:13.00 Taxes:660.45

20040818-0099743

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9106 together with Carport designated as No. 9106-C on the Plan of River Plantation Phase 1 - Section IX, of record in Plat Book 7900, page 98, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine) Phase 1, a horizontal property regime established by Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, said Register's Office.

Being the same property conveyed to William M. Ferry and wife, Nancy H. Ferry by deed dated 09/06/91 from Haury and Smith Contractors, Inc. of record in Book 8439, page 54, Register's Office for Davidson County, Tennessee. Nancy H. Ferry has since died.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Nine) Phase 1, of record in Book 8061, page 341, amended in Book 9326, page 713, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 7900, page 98, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 97, surveyors certificate of correction in Book 8123, page 692, Register's Office for Davidson County, Tennessee.