**This Instrument Prepared by:**
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040303

**STATE OF Tennessee**
**COUNTY OF DAVIDSON**
The actual consideration or value, whichever is greater for this transfer is **$184,000.00**

Affiant

Subscribed and sworn to before me, this **18th day of August, 2004.**

**Notary Public**
**My commission expires:** 9/22/07

Davidson County DEEDWARR
Recvd: 08/20/04 09:37 2pgs
Fees:13.00 Taxes:680.80
20040820-0100713

| Name and Address of New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| George T. Proctor<br>Kathryn A. Proctor<br>1280 General George Patton Rd<br>NASHVILLE, Tennessee 37221 | Suntrust Mortgage, Inc.<br>2014th Avenue North / 7th Floor<br>Nashville, TN 37219 | 14H C 15E 011.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Harold D. Witt, Jr. and Judy K. Witt, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George T. Proctor and Kathryn A. Proctor, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain Condominium apartment in **DAVIDSON County, Tennessee,** described as follows; to-wit:

Unit No. 1280, together with the Carport designated No. 1280-C, in River Plantation, Section Seven, 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 Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as copied herein. Being the same property conveyed to Harold D. Witt, Jr., unmarried, by deed of record in Book 7035, page 266, Register's Office of Davidson County, Tennessee. Harold D. Witt, Jr., has subsequently married Judy K. Witt who joins in this conveyance to convey any spousal interest she may have. The source of this description is the last recorded instrument. This is improved property known as 1280 General George Patton Rd, NASHVILLE, TN 37221

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Book 5200, Page 705 and 706, Register's Office of DAVIDSON County, Tennessee and described in a Master Deed of record in Book 5200, page 705 and 706, Book 5884, page 996, Register's Office for Davidson County, Tennessee, and described in Book 6226, page 9 said Register's Office.
3. Declaration of Restrictive Covenants for River Plantation, Section Seven, of record in Book 5200, page 705 and 706,as well as subsequent amendments of record at Book 5884, page 996, and Book 6226, Page 9, Register's Office of DAVIDSON County, Tennessee.

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

The undersigned Judy K. Witt, spouse of Harold D. Witt, Jr., joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower and any and all other marital rights.

In witness, whereof, we, Harold D. Witt, Jr. and Judy K. Witt,sign this Warranty Deed on this the 10th day of August, 2004.

Harold D. Witt, Jr.

Judy K. Witt

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold D. Witt, Jr. and Judy K. Witt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of August, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06