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. 23352-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $187,000.00. Everett C. Durham Affiant Subscribed and sworn to before me this 7th day of September, 2004. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Everett C. Durham 8534 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.09-0D Parcel No. 214.00 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, **Mary Katherine Hammer, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Everett C. Durham** unmarried("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8534 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 7th day of September, 2004.

Mary Katherine Hammer
Mary Katherine Hammer

Davidson County DEEDWARR
Recvd: 09/10/04 13:57 2pgs
Fees:13.00 Taxes:691.90

20040910-0109693

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 7th day of September, 2004.

Notary Public

My Commission Expires: _____

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8534, together with Carport designated No. 8534-C on the Plan of First Revision River Plantation Section X-Phase II C, of record in Plat Book 9700, pages 186 and 187, 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 Ten Phase One, a horizontal property regime established by Master Deed of record in Book 9394, page 598, annexed in Book 10024, page 409, said Register's Office.

Being the same property conveyed to Clyde Franklin Hammer, Sr. and wife, Mary Katherine Hammer by deed dated 12/6/96 from Haury and Smith Contractors, Inc of record in Book 10296, page 295, Register's Office for Davidson County, Tennessee. The said Clyde Franklin Hammer, Sr. having since died.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Section 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 Ten, Phase One, of record in Book 9394, page 598, annexed in Book 10024, page 409, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as 9700, pages 186 and 187, Register's Office for Davidson County, Tennessee.