WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17437-2

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Karen Nash Wheeler
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2004.

Notary Public

My commission expires: 12-12-04 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/08/04 16:25 2pgs
Fees:13.00 Taxes:703.00

20041008-0122236

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KAREN NASH WHEELER	**"NEW OWNER"**	**Map 142-09-0-H, Parcel 079.00co**
9108 Sawyer Brown Road		
Nashville, TN 37221		

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,

MICHAEL F. WEBER, JR., SUCCESSOR TRUSTEE OF THE JULANNE M. WEBER REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MARCH 5, 1997

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KAREN NASH WHEELER

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 9108, together with the Carport designated No. 9108-C, in the Revised Final Plat of River Plantation, Section IX - Phase IIA, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Nine), Phase I, Condominiums, of record in Book 8061, Page 341, and Annexation of Section Nine, Phase IIA, of record in Book 8494, Page 628, and as amended in Book 9326, Page 713, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 8061, Page 357, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Final Plat of River Plantation, Section IX - Phase IIA, Condominium Apartments, of record in Book 7900, Page 476, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael F. Weber and wife, Julanne Weber, by Warranty Deed dated May 15, 1992, from Haury and Smith Contractors, Inc., of record in Book 8629, Page 212, Register's Office for Davidson County, Tennessee. Said interest vested in Julanne Weber, as surviving tenant by the entirety, the said Michael F. Weber having died June 30, 1996. And further conveyed to Julanne M. Weber, Trustee, and any Successor Trustee thereto, under Agreement dated March 5, 1997, of the Weber Revocable Living Trust Agreement, by Quitclaim Deed dated March 5, 1997, from Julanne Weber, individually, of record in Book 10413, Page 501, said Register's Office. Julanne M. Weber having since died May 23, 2004. The said Michael F. Weber, Jr., being named as Successor Trustee under the Julanne M. Weber Revocable Living Trust Agreement.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Nine), Phase I, Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the GRANTOR herein.

This is IMPROVED (__X__) unimproved (_____) property, known as: **9108 Sawyer Brown Road, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 convenant 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 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.

Witness my/our hand(s) this **7th** day of **October, 2004.**

Michael F Weber Jr. Successor Trustee

MICHAEL F. WEBER, JR., SUCCESSOR TRUSTEE
OF THE JULANNE M. WEBER REVOCABLE LIVING TRUST
UNDER AGREEMENT DATED MARCH 5, 1997

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 **MICHAEL F. WEBER, JR., SUCCESSOR TRUSTEE OF THE JULANNE M. WEBER REVOCABLE LIVING TRUST U/A/D MARCH 5, 1997,** the bargainor, 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 and official seal at Nashville, Tennessee, this **7th** day of **October, 2004.**

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 12-12-04