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. 23415-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $109,000.00. Myra W. Hows Affiant Subscribed and sworn to before me this 24th day of September, 2004. Elizabeth J. Smith Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Stefanie T.M. Rose 8207 Sawyer Brown Road C-6 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.01-0A Parcel No. 018.00 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, **Myra W. Hows, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stefanie T.M. Rose, Unmarried** ("Grantee"), its 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 8207 Sawyer Brown Road C-6, Nashville, TN 37221
Subject property is not the marital residence of the Grantor.

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 24th day of September, 2004.

Myra W. Hows
Myra W. Hows

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Myra W. Hows,** 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 24th day of September, 2004.

Elizabeth J. Smith
Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 10/27/04 12:15 2pgs
Fees:13.00 Taxes:403.30

20041027-0129336

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-6 together with Carport designated as No. C-6-C on the Plan of Section 1 River Plantation Condominium Apartments, of record in Plat Book 4460, page 59, 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 One), a horizontal property regime established by Master Deed of record in Book 4562, page 474, said Register's Office.

Being the same property conveyed to Myra W. Hows, an unmarried person by deed dated September 26, 1996 from Peggy J. Ledbetter, an unmarried person of record in Book 10213, page 621, Register's Office for Davidson County, Tennessee. Myra W. Hows has since married.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 One), of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4460, page 59, Register's Office for Davidson County, Tennessee.