17559-3
Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 09:32 2pgs
Fees:13.00 Taxes:592.00

20041202-0143418

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2004.

Notary Public

My commission expires:_____

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(AFFIX SEAL)

Comm. Expires 12/12/04

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
DAN E. MINOR	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 142-09-0-E, Parcel 012co**
1212 GENERAL GEORGE PATTON ROAD	**P. O. Box 146**	
NASHVILLE, TN 37221	**Memphis, TN 38101**	

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, WE,

REBECCA WOOD, EXECUTRIX OF THE ESTATE OF SARAH MATT BISSINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAN E. MINOR, AN UNMARRIED MAN

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

BEING Unit No. 1212, together with the Carport designated No. 1212-C, in River Plantation, Phase One, Section Seven, a Condominium, a Horizontal Property Regime, located on General George Patton 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 Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6226, Page 18, 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 Plan of River Plantation, Phase One, Section Seven, Condominium Apartments, of record in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to T. H. Bissinger and wife Sarah Bissinger, by Deed from Emogene Knowles and husband, James R. Knowles, of record in Book 7503, Page 507, Register's Office for Davidson County, Tennessee. The said T. H. Bissinger died September 23, 1997 leaving Sarah Bissinger as surviving tenant by the entirety. The said Sarah Bissinger died August 29, 2003 leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 03P-1467, a copy of said Will being filed in Volume No. 5495, Page 1249211, said Court Clerk's Office, and further of record in Instrument No. 20041109-0134902, Register's Office for Davidson County, Tennessee. By Order of the said Circuit Court entered July 23, 2004, the said property was made subject to administration as part of the probate estate. The present sale of the property was approved by Order entered November 22, 2004, a copy of which is attached hereto as Exhibit "A", said Order further directing the Executrix to execute a deed conveying the property. Also see Letters Testamentary appearing of record in Instrument No. 20041109-0134901, said Register's Office.

This conveyance is subject to Master Deed and By-Laws establishing a Horizontal Property Regime of record in Book 6226, Page 9, and By-Laws in Book 6226, page 18, said Register's Office; 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(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **1212 GENERAL GEORGE PATTON 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 **30th** day of **November, 2004.**

REBECCA WOOD, EXECUTRIX OF THE ESTATE

Rebecca Wood, Executrix

REBECCA WOOD Executrix

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 **REBECCA WOOD, EXECUTRIX OF THE ESTATE OF SARAH MATT BISSINGER,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2004.**

Notary Public

My Commission Expires:_____

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Comm. Expires 12/12/04