Davidson County DEEDWARR
Recvd: 12/03/04 14:17 2pgs
Fees:13.00 Taxes:569.80

20041203-0144412

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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mary H. Allen		Map 142-09-0-D
957 General George Patton Rd	SAME	Parcel 3.00CO
Nashville, TN 37221		12120 26B

This instrument prepared by : Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Ste 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charlotte I. Dvorak, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mary H. Allen, an unmarried person**, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 957, together with the carport designated No. 957-C, in River Plantation, Section Six, Phase One, a condominium, a horizontal property regime, as shown on the plan of record in Book 5200, page 359 & 360, Register's Office for Davidson County, Tennessee, and described in a master deed of record in Book 5794, page 526, said Register's Office to which reference is hereby made.

Being the same property conveyed to Charlotte I. Dvorak by deed of record in Book 7812, page 681, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Plan of record in Plat Book 5200, pages 359 and 360, Register's Office for said county.
3. Master Deed of record in Book 5794, page 526, Register's Office for said county.

This is improved property commonly known as 957 General George Patton Road, Nashville, TN 37221

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $154,000.00.

Mary H Allen
Affiant

Subscribed and sworn to before me this 30TH **day of** NOVEMBER, **2004.**

S. h
Notary Public

My Commission Expires: 8/20/06

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 20, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of November 2004.

Charlotte I. Dvorak

Charlotte I. Dvorak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2004, before me personally appeared Charlotte I. Dvorak to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

BARBARA A. KIRBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE