This document was prepared by:
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Davidson County DEEDWARR
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Fees:13.00 Taxes:795.50
20050303-0023801

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
TERRANCE B. SHIREY, et ux 8625 SAWYER BROWN ROAD NASHVILLE, TN 37221	SAME	142-13-C-128

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **TERRANCE B. SHIREY and wife, MELISSA SHIREY,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **THOMAS H. MORTON and wife, NOEL O. MORTON,** have this day bargained and sold, and do hereby transfer and convey unto the said **TERRANCE B. SHIREY and wife, MELISSA SHIREY,** Grantees herein, their heirs, successors and assigns, Grantors' entire interest in certain condominium apartment in Davidson County, Tennessee, as follows:

Unit No. 8625, together with the carport designated No. 8625-C, in River Plantation, Section Eleven, Phase 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Eleven, Phase 3, Condominium Apartments, recorded in Book 9700, page 835 and 836, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11332, page 184, said Register's Office for Davidson County, Tennessee, and Plat Book 9700, pages 835 and 836, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, and Book 11684, page 675, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945, Register's Office for said County and to taxes for the year 2005.

Being the same property conveyed to Thomas H. Morton and wife, Noel O. Morton, by deed from Haury and Smith Contractors, Inc., of record in Instrument Number 200007190071427, Register's Office for Davidson County, Tennessee.

This is improved property known as 8625 Sawyer Brown Road, Nashville, Tennessee 37221

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 1ST day of MARCH, 2005.

Thomas H. Morton
THOMAS H. MORTON

Noel O. Morton
NOEL O. MORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $215,000.00. Subscribed and sworn to before me, this the 1 day of March, 2005.

Melissa Madison Shirey
AFFIANT

Ronald H. Bice Jr.
NOTARY PUBLIC

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 09-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RONALD H. BICE, JR., a Notary Public in and for said County and State, **THOMAS H. MORTON and wife, NOEL O. MORTON**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of MARCH, 2005.

Ronald H. Bice Jr.
NOTARY PUBLIC

My commissions expires: 9-24-05

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN