File Box 8

Davidson County DEEDWARR
Recvd: 03/07/05 16:13 2 pgs
Fees:13.00 Taxes:445.39

20050307-0024972

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South
Suite 200
Franklin, TN 37064

RETURN TO:

Wilkins & Ivey, Attys.
104 Woodmont
Suite 100
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,375.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of February, 2005.

Notary Public
My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Russ Haselton
920 Todd Preis Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
142-05-D-14.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER A. WARCHUS n/k/a JENNIFER A. ROA, married,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JAMES RUSSELL HASELTON, unmarried,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit No. C-402, together with the Carport designated No. C-402, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Four, Condominium Apartments, record in Book 4860, Pages 17, 18 and 19, as amended in Book 4860, Pages 107, 108 and 109, said Register's Office, and described in a Master Deed, recorded in Book 4892, Page 440, amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, record in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this Deed by reference and made part hereof the same as though cooled therein.

BEING the same property conveyed to JENNIFER A. WARCHUS, by Warranty Deed from JENNIE C. SUMMERS, JAMES M. CARNEY, JR., CINDY LEE, heirs at law of BETTIE G. CARNEY, record as Instrument No. 20021106-0136257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **920 Todd Preis Drive, 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 25th day of February, 2005.

Jennifer a. Warchus n/k/a Jennifer a. Roa, by Natasha L. Bilbrey, his atty-in-fact

JENNIFER A. WARCHUS n/k/a JENNIFER A. ROA*

Gerardo Roa by Natasha L. Bilbrey, his atty-in-fact

GERARDO ROA*

***Gerardo Roa joins in the execution of this Instrument to grant or convey any interest he has in this real property by virtue of his marriage to Jennifer A. Roa.**

***JENNIFER ROA, JENNIFER A. WARCHUS and JENNIFER A. ROA are one and the same person.**

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Natasha L. Bilbrey**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 25th day of February, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Natasha L. Bilbrey**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 25th day of February, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY