RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/05 12:44 3 pgs
Fees:18.00 Taxes:444.00

20050419-0043443

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Melissa Sallee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 2005

Brenda S Lane
Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Exp. 1-26-08

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Maria Brown (NAME)	New Owner (NAME)	142-05-0-B
8300 Sawyer Brown Road, B-302 (ADDRESS)	(ADDRESS)	10.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gina L. Long, unmarried

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

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:

A certain tract of real property located in Davidson County, more particularly described as follows, to wit:

Being Unit No. B-302, together with the Carport designated No. B-302-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, Register's Office for said County, and described in a Master Deed, recorded in Book 4784, page 464, said Register's Office, 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 Three, Condominium Apartments, contained in the the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

INCLUDED herein by specifically EXCLUDED from this conveyance is the following tract which was originally erroneously included in the Master Deed establishing the aforesaid Horizontal Property regime known as River

CONTINUED

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, B-302, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 15th day of April 2005

Gina L. Long

Gina L. Long

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 Gina L. Long, unmarried

the bargainor, 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 and official seal at Nashville, Tennessee, this 15th day of April 2005.

Commission expires January 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Plantation, Section Three, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Inc.,dated March 16, 1978, as follows:

Beginning at a concrete monument in the southerly margin of U.S. Hwy. 70; thence South 5 deg. 29 min. West a distance of 330.68 feet to a concrete monument; thence North 85 deg. 02 min. 28 sec. West 19.77 feet to an 8 inch sassafras; thence North 40 deg. 18 min. West 21.8 feet to a 6 inch white oak; thence North 54 deg. 37 min. West 33.0 feet to a 3 to 8 inch white oaks; thence along the existing fence line North 43 deg. 45 min. West 47.0 feet to an 18 inch cherry; thence North 70 deg. 00 min. West 28.3 feet to a point in the westerly margin of Sawyer Brown Road; thence North 20 deg. 00 min. East 190.5 feet to a concrete monument; thence northeasterly around a curve having a radius of 100.0 minutes a distance of 117.07 feet to the point of beginning.

Being the same property conveyed to Gina L. Long, an unmarried woman, by deed from James W. Smartt and wife, Josephine R. Smartt of record in Book 11110, page 189, Register's Office for Davidson County, Tennessee.