BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17775-2

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/21/05 08:54 2 pgs
Fees:13.00 Taxes:712.25

20050421-0044259

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
BOBBY G. WINSTEAD	**MORTGAGEIT, INC.**	**Map 142-09-0-H, Parcel 143.00co**
9001 Sawyer Brown Road	**33 Maiden Lane, 6th Floor**	
Nashville, TN 37221	**New York, NY 10038**	

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,

WILLIAM M. HARTNETT, JR., and wife, VALERIE B. HARTNETT

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

BOBBY G. WINSTEAD, an unmarried man

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

BEING Unit No. 9001, together with the Carport designated No. 9001-C, in River Plantation, Section IX - Phase IIF, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown 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 Nine), Phase I, Condominiums, of record in Book 8061, Page 341, and Annexation of Section IX, Phase II-F, of record in Book 9247, Page 951, and as amended in Book 9326, Page 713, and in Supplement and Amendment in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 8061, Page 357, 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 River Plantation, Section IX - Phase IIF, Condominium Apartments, of record in Book 7900, Pages 672 and 673, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to William M. Hartnett, Jr., and wife, Valerie B. Hartnett, by Warranty Deed dated November 17, 1994, from Haury and Smith Contractors, Inc., of record in Book 9528, Page 909, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Nine), Phase I, Condominiums, of record aforementioned; Declaration of Restrictive Covenants and By-Laws for River Plantation, Sections 8-11, Umbrella Association, of record in Book 7389, Page 924, 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 assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **9001 Sawyer Brown 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 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 our hands this **19th** day of **April, 2005.**

WILLIAM M. HARTNETT, JR.

VALERIE B. HARTNETT

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 **WILLIAM M. HARTNETT, JR., and wife, VALERIE B. HARTNETT,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2005.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY