BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/05 08:21 2 pgs
Fees:13.00 Taxes:636.40
20050523-0057461

State of Tennessee)
County of Davidson)

G#17866-2

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00.**

Billy R. Watson
Affiant

Subscribed and sworn to before me, this the 20th day of May, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
BILLY R. WATSON	**"NEW OWNER"**	**Map 142-09-0-F, Parcel 711.00co**
711 General George Patton Road		
Nashville, TN 37221		

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, I,

MARTHA KOHL LISLE, EXECUTRIX OF THE ESTATE OF MARTHA LEE WARD

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

BILLY R. WATSON

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. 711, together with the Carport designated No. 711-C, in the Amended Final Plat of River Plantation, Phase II - Section VIII, 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 Eight, Phase II), Condominiums, of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7417, Page 413, 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 Amended Final Plat of River Plantation, Phase II-Section VIII, Condominium Apartments, of record in Book 6900, Pages 514 through 517, inclusive, amended in Book 6900, Pages 654 through 657, inclusive, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mary Lee Kohl, unmarried, by Warranty Deed dated December 29, 1989, from Haury & Smith Contractors, Inc., of record in Book 8020, Page 283, Register's Office for Davidson County, Tennessee. The said Mary Lee Kohl later married Albert C. Ward and changed her name to Mary Lee Ward, but retained ownership of the property in her own name alone. The said Mary Lee Ward died November 29, 2004, leaving a Last Will and Testament which has been admitted to probate under Case No. 04P-1965, Probate Court for Davidson County, Tennessee. A copy of said Will appears in Will Book 5744, Page 1738513, said Court Clerk's Office. The Will specifies that the property is to be administered by the Executrix of the Estate as part of the probate estate and shall be subject to the control of the Executrix. The Will further grants to the Executrix the authority and power to sell the property. This Deed has been executed pursuant to such power.

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 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: **711 General George Patton 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 my hand this **20th** day of **May, 2005.**

Martha K. Lisle, Executrix

MARTHA KOHL LISLE, EXECUTRIX OF THE ESTATE OF MARY LEE WARD

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 **MARTHA KOHL LISLE, Executrix of the Estate of Mary Lee Ward,** 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 **20th** day of **May, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09