Box 44 CL

Davidson County DEEDWARR
Recvd: 05/26/05 11:55 3 pgs
Fees:18.00 Taxes:458.80
20050526-0059562

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $124,000.00. James Abraham Shimer **Affiant** Subscribed and sworn to before me, this 20th day of May, 2005. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Abraham Shimer **624 Plantation Ct.** Nashville, TN 37221	**SAME**	142-05-0 A 126.00CO 9D 64801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAYNE L. ROBBINS AND WIFE, FAYE W. ROBBINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES ABRAHAM SHIMER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. V-2, together with the Carport designated as V-2-C, in River Plantation, Section 2, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section 2, Condominium Apartments, of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4661, page 374, 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 2, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, Register's Office for Davidson County, Tennessee, amended in Book 4691 page 906, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Wayne L. Robbins and wife, Faye W. Robbins by deed from Joyce M. Houghland, unmarried, of record in Book 5160, page 373, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 4661, page 374, Register's Office for said County, as amended at Book 4691, page 906, said Register's Office.

3. Matters shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County.

This is improved property known as 624 Plantation Ct., 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 we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of May, 2005.

Wayne L. Robbins

Faye W. Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WAYNE L. ROBBINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2005.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

254884.1/2005296

My Commission Expires JAN. 27, 2007

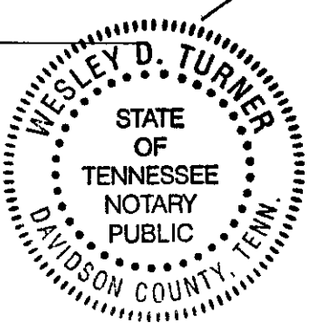
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FAYE W. ROBBINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2005.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007