THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24187-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2005. Notary Public My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Dina V. Lyell 9206 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Avenue North, 7th floor Nashville, TN 37219	**Tax Information:** Map No.142.13-0C Parcel No. 147.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Maureen Fesmire Rowe, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dina V. Lyell, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9206 Sawyer Brown Road, Nashville, TN 37221.

This property has never been the marital residence of Susan Maureen Fesmire Rowe.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of May, 2005.

Susan Maureen Fesmire Rowe

Davidson County DEEDWARR
Recvd: 06/02/05 16:05 2 pgs
Fees:13.00 Taxes:740.00
20050602-0062798

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Maureen Fesmire Rowe**, 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, at office, this 24th day of May, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9206 together with carport designated No. 9206-C on the Plan of River Plantation Section XI - Phase 6, of record in Instrument No. 20010905-0095982, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation Section Eleven, Phase One, a horizontal property regime established by Master Deed of record in Book 10628, page 661 annexed in Instrument No. 20010911-0098566, said Register's Office.

Being the same property conveyed to Susan Maureen Fesmire, subject to a life estate in Robert H. Fesmire and wife, Maureen Fesmire by Quitclaim Deed dated October 31, 2003 from Robert H. Fesmire and wife, Maureen Fesmire of record in Instrument No. 20031202-0173212, Register's Office for Davidson County, Tennessee. Susan Maureen Fesmire having married and now being known as Susan Maureen Fesmire Rowe. Robert C. Fesmire conveyed his interest in subject property to Susan Maureen Fesmire Rowe by deed recorded as Instrument No 20050602-0062797.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation, Section Eleven, Phase One, of record in Book 10628, page 661 amended in Instrument No. 20010911-0098566, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20010905-0095973, Register's Office for Davidson County, Tennessee.