Davidson County DEEDWARR
Recvd: 05/03/05 14:27 2 pgs
Fees:13.00 Taxes:529.10
20050603-0063537

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1247

(i)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Angela Mary Burt/Spaulding Dixon and husband, B. Collins Spaulding, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Karli S. Carroll, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being Unit No. 1284, together with the Carport designated No. 1284-C on the Plan of River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shwon on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, as amended in Book 6392, page 321, 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 apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Angela Mary Burt Dixon by Quitclaim deed from Andrew Scott Dixon dated August 18, 1997 of record in Book 10579, page 381, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Andrew Scott Dixon and wife, Angela M. Dixon by deed from Lane W. Moody and wife, Pat J. Moody dated July 31, 1996 of record in Book 10144, page 502, said Register's Office. Angela Mary Burt Dixon is now known as Angela Mary Burt Dixon Spaulding by virtue of her marriage to B. Collins Spaulding. B. Collins Spaulding joins in this conveyance to convey any and all interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1284 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of May, 2005

Angela Mary Burt/Spaulding Dixon
Angela Mary Burt Dixon Spaulding

B. Collins Spaulding

State of Tennessee)
County of Davidson)

On this 25th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Mary Burr Spaulding and B. Collins Spaulding, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Karli S. Carroll	Ownit Mortgage Solutions, Inc.	142-9-E-83CO
1284 General George Patton Road	P.O. Box 4354	
Nashville, TN 37221	Houston, TX 77210-4354	