THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 06/21/05 10:14 2 pgs
Fees:13.00 Taxes:562.40
20050621-0070910

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Carolyn A. James
Notary Public

My commission expires: 11/22/08

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:

Juan L. Rojas
896 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:

GMAC Mortgage Corporation
6 Cadillac Dr., Ste 150
Brentwood, TN 37027

Street Address of Subject Property:

896 General George Patton Road
Nashville, Tennessee 37215

Map and Parcel:

142-9-C-896 CO

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 Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SANDRA LEE ROARK HEWSTON,** Executrix of the Estate of Anita Conley Roark, deceased, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **Juan L. Rojas,** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 896, together with the Carport designated No. 896-C, in River Plantation, Section Five, Phase One, Lot Two, a condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5410, page 248, said Register's Office, 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 Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, in said Register's Office.

Being the same property conveyed to Anita C. Roark, unmarried, by Quitclaim Deed from Sandra L. Roark, unmarried, of record in Book 6007, page 956, in the Register's Office for Davidson County, Tennessee. The said Anita C. Roark having since died. The Last Will and Testament of Anita Conley Roark, of record as part of Case No. 03P-1196, Seventh Circuit Court, Probate Division for said County, devised the subject property to Sandra Lee Roark. The said Anita C. Roark and Anita Conley Roark being one and the same person. The said Sandra Lee Roark, Sandra L. Roark and Sandra Lee Roark Hewston being one and the same person.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2005 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5200, page 257, Register's Office for Davidson County, Tennessee.

3. All matters shown on Boundary Plat of record in Book 5200, page 135, Register's Office for Davidson County, Tennessee.

4. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, Section Five, of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.

5. By-Laws of River Plantation, Section Five, Homeowners' Association, Inc., of record in Book 5410, page 260, Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas/elements.

7. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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.

Darrell G. Hewston, the husband of Sandra Lee Roark Hewston, does not join in this conveyance as the subject property has never been the primary residence of the parties.

WITNESS my hand this 17th day of June, 2005.

Sandra Lee Roark Hewston

Sandra Lee Roark Hewston, Individually and as Executrix of The Estate of Anita Conley Roark

---

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 **SANDRA LEE ROARK HEWSTON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

Julie B Peak

NOTARY PUBLIC

My commission expires:

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

F:\RUBYE\condo estate to individual.doc