Davidson County DEEDWARR
Recvd: 07/20/05 08:22 2 pgs
Fees:13.00 Taxes:688.20

20050720-0084099

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $186,000.00.

Subscribed and sworn before me this the 12th day of July, 2005.

JOHN A. BELL, JR.
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
and return to: **SOUTHEAST TITLE of Tennessee, Inc.** 500541

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Donald E. Bagby and wife, Dawn M. Bagby
613 General George Patton Road
Nashville, TN 37221

Send tax bills to: New Owner

Map 142-9-F Parcel 613

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Frederick Phanco and wife, Inge Phanco

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Donald E. Bagby and wife, Dawn M. Bagby

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 613 on the Plan of Amended Condominium Apartments Final Plat River Plantation, Phase II-Section VIII of record in Plat Book 6900, Page 397, as amended in Plat Book 6900, Pages 514-517 and Plat Book 6900, Pages 654-657 and Surveyor's Certificate of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the property conveyed to Frederick Phanco and wife Inge Phanco by Quitclaim Deed of record in Instrument No. 20030213-0019693; dated 2/5/03; said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 613 General George Patton Road Unit 613, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 12th day of July, 2005.

Frederick Phanco

Frederick Phanco

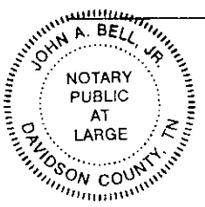
Inge Phanco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Frederick Phanco and wife, Inge Phanco, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07/12/05.

My commission expires:



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public