Box 10-B

Davidson County DEEDWARR
Recvd: 08/23/05 14:46 2 pgs
Fees:13.00 Taxes:603.10

20050823-0100487

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$163,000.00**

Janelle S Cisneros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2005.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT B. SNEED, JR., ET UX	**SAME**	**142-09-0B-835.00**
(NAME) **12 DRIFTWOOD DRIVE**	(NAME)	
(ADDRESS) **KEY WEST, FL 33040**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MICHAEL CISNEROS AND WIFE, JANELLE S. CISNEROS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. SNEED, JR., AND WIFE, GLENDA G. SNEED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 835, together with the Carport designated No. 835-C in River Plantation, Section Five, Phase One, a condominium, a Horizontal Property Regime, located on General George Patton, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Plat Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Deed Book 5410, page 248 Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements there of; 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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of River Plantation Condominiums of record in Deed Book 5410, page 248, Register's Office for Davidson County, Tennessee, and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of River Plantation, Section Five of record in Plat Book 5200, page 146, said Register's Office.

Being the same property conveyed to Michael Cisneros and wife, Janelle S. Cisneros from Amelia N. Farley, unmarried, by deed of record as Instrument No. 20050714-0081931, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **835 GENERAL GEORGE PATTON ROAD, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 23 **day of August 2005**.

MICHAEL CISNEROS

JANELLE S. CISNEROS

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 **Michael Cisneros and Janelle S. Cisneros,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of **August, 2005**.

My Commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public