ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Imogene H. Lincoln	New Owner	MAP and PARCEL
8958 Sawyer Brown Road		142-9 H 2.00 CO
Nashville, TN 37221		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 10/03/05 16:23 3 pgs
Fees:18.00 Taxes:699.30

20051003-0118848

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles Daniel Mudd, Nancy Lee O'Connor, Michael Booth Mudd, Mallory Ann Martin, and Monica Mae Bolin** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Imogene H. Lincoln, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8958, together with the Carport designated No. 8958-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., 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 IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles T. Mudd and wife, Geraldine B. Mudd by Warranty Deed dated May 24, 1995, from Nelda A. Bates, unmarried, of record in Book 9683, Page 956, Register's Office for Davidson County, Tennessee. The said Charles T. Mudd died on or about March 22, 2001, leaving Geraldine B. Mudd as the sole suriving tenant by the entirety. The said Geraldine B. Mudd died on or about January 21, 2005, and by virtue of her Last Will and Testament, Probate Docket No. 059-243, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised equally to Charles Daniel Mudd, Nancy Lee O'Connor, Michael Booth Mudd, Mallory Ann Martin, and Monica Mae Bolin. Geraldine B. Mudd is one and the same person as Geraldine Helen Mudd.

This is property with a common address of 8958 Sawyer Brown Road, Nashville, TN 37221.

Monica Mae Bolin is one and the same person as Monica Bolin. M.B.

Mallory Ann Martin is one and the same person as Mallory Anne Martin. MM

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment being made by Grantors; (2) The Plan of Record in Book 7900, Page 98, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions of record in Book 7389, Page 924, said Register's Office; (4) Master Deed of record in Book 8061, Page 341, as amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, said Register's Office; (5) 25' Perpetual easement of record in Book 7400, Page 792, said Register's Office; (6) Easement and right of way of record in Book 2277, Page 619 and Book 3028, Page 605, said Register's Office; (7) Charter of record in Book 7402, Page 591 and Instrument No. 20041105-0133835, said Register's Office.

Nancy Lee O'Connor, Executor of the State of Geraldine Helen Mudd, joins in this conveyance to warrant that there are no matters affecting said estate that would interfere with the conveyance herein including but not limited to any rights of creditors, rights of Tenn-Care, or rights of other heirs or devisees.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $189,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 30th day of September, 2005.]
[ ]
[My Commission Expires: 9-20-08] Notary Public

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **September, 2005.**

Charles Daniel Mudd

Nancy Lee O'Connor

Michael Booth Mudd By Nancy Lee O'Connor attorney in fact

Mallory Ann Martin

Monica Mae Bolin By Nancy Lee O'Connor attorney in fact

ESTATE OF GERALDINE HELEN MUDD

By: Nancy Lee O'Connor Executor
Nancy Lee O'Connor, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Nancy Lee O'Connor**, with whom I am personally acquainted, or who 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 office this **30th** day of **September, 2005**.

MP Charles Daniel Mudd
Mallory Anne Martin

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-20-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September 2005, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Lee O'Connor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of ~~Charles Daniel Mudd~~, Michael Booth Mudd, ~~Mallory Ann Martin~~ and Monica Mae Bolin, and is authorized by him/her to execute this instrument on their behalves by virtue of a Specific Powers of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20051003 0118846, said Register's Office.

20051003 0118847

Witness my hand and official seal at office, this 30th day of September 2005.

MP

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-20-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Nancy Lee O'Connor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Executor of the Estate of Geraldine Helen Mudd, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executor.

Witness my hand and official seal at office, this 30th day of September 2005.

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-20-08

File No. 0509-137.wd