Record 19

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 13:40 2 pgs
Fees:13.00 Taxes:560.55
20051005-0120091

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$151,500.00.**

Affiant

Subscribed and sworn to before me this 28 day of September, 2005

Notary Public
My Commission expires 2/21/06

ALAN B. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chris Edwards	First Tennessee Home Loans	142-09-0-B-839.00CO
839 General George Patton Drive	1555 Lynnfield Bldg. C 1st Floor	
Nashville, TN 37221	Memphis, TN 38119	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael B. O'Rear**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chris Edwards and April Edwards, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. 839, together with the carport designated No. 839-C, in River Plantation, Section Five, Phase One, 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 One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, as described in a Master Deed recorded in book 5410, page 248, 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 property, apartments, co-owner's and tenants of River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, 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 Michael B. O'Rear, by deed from Elizabeth S. Butler, on November 30, 2001, of record in Instrument Number 20011204-0132771, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,381.44 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 142-09-0-B-839.00CO.
- Subject to all matters as shown on the Plan of record in Book 5200, page 145-146, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 5410, page 283, and Book 4562, page 474; and Book 4661, page 334; and Book 4784, page 464; and Book 4956, page 756, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5410, page 260, Register's Office for Davidson County, Tennessee.

This is improved property known as: **839 General George Patton Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 28, 2005.

Michael O'Rear

Catherine O'Rear

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael B. O'Rear** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. *Catherine O'Rear

WITNESS my hand and Official Seal at office this September 28, 2005

My commission expires 11/25/06

Notary Public

ALAN MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY