Davidson County DEEDWARR
Recvd: 11/02/05 11:04 2 pgs
Fees:12.00 Taxes:0.00
20051102-0132431

THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

OWNER'S ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO:
JANICE C. RAMSEY, and SUE F. REED 8532 SAWYER BROWN ROAD NASHVILLE, TN 37221	SUE F. REED 5057 HILL PLACE DRIVE NASHVILLE, TN 37205	MAP 142-13-C PARCEL 1

DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by GRANTEES, and other good and valuable consideration, including love and affection, the receipt of which is hereby acknowledged, I, M. RUTH FIZER, the widow of CARL C. FIZER, hereinafter called the GRANTOR, do hereby transfer and convey to my daughters, JANICE C. RAMSEY and SUE F. REED, hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8532, together with the carport designated No. 8532-C, in River Plantation, Section Ten, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Plat Book 7900, page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-A, by annexation documents in Book 9669, page 111; and Book 9780, page 284, 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, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945, and Plat Book 7900, page 956, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to CARL C. FIZER AND WIFE, M. RUTH FIZER, by Warranty Deed, of record in Book 9951, page 767, Register's Office for Davidson County, Tennessee.

2005 taxes will be paid by the GRANTOR.

This is improved property known as 8532 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said unit in fee simple, as the surviving widow of Carl C. Fizer, deceased, have good right to convey it, and the same is unencumbered, except as hereinabove set forth.

WITNESS MY HAND this 30th day of October, 2005.

M. Ruth Fizer

M. RUTH FIZER, the Widow of Carl C. Fizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, M. RUTH FIZER, who is personally known to me, or who identified herself to me upon sufficient evidence, and acknowledged that she signed the foregoing instrument for the purposes contained therein.

JAMES L. REED STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

James L Reed

NOTARY PUBLIC
My commission expires: May 13, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration transferred is $0.00, and love and affection.

James L Reed

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, this 30th day of October, 2005.

JAMES L. REED STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Heidi C Owens

NOTARY PUBLIC
My commission expires: May 13, 2009

HEIDI C. OWENS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN