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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1530

Davidson County DEEDWARR
Recvd: 11/17/05 13:56 2 pgs
Fees:13.00 Taxes:638.25
20051117-0139177

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 consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Garrett, III, John J. Garrett, IV, and the Estate of Eileen P. Matthews, deceased,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela R. McDonagh,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Unit No. 1080, together with the Carport designated No. 1080-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5794, page 526, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, 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 King C. Matthews and wife, Eileen P. Matthews, by Warranty Deed from Haury and Smith Contractors, Inc., dated July 5, 1984, recorded in Book 6333, page 73, Register's Office, Davidson County, Tennessee. Said King C. Matthews predeceased Eileen P. Matthews. Said Eileen P. Matthews died August 20, 2005, leaving a Last Will and Testament ("Will") probated and recorded pursuant to Docket No. 05P1526, Seventh Circuit Court for Davidson County, Tennessee. Said Will devised the subject property to John J. Garrett, III, and John J. Garrett, IV. John J. Garrett, III, Executor of the Estate joins in the execution of this Warranty Deed to convey any and all interest of said Estate.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1080 General George Patton Road, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15 day of November, 2005

X _____
John J. Garrett, III

X _____
John J. Garrett, IV

Estate of Eileen P. Matthews

By: X _____
John J. Garrett, III, Executor

State of Tennessee)
County of Davidson)

On this 15 day of November, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John J. Garrett, III and John J. Garrett, IV, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

On this _____ day of November, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John J. Garrett, III, Executor of the Estate of Eileen P. Matthews, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument on behalf of the Estate of Eileen P. Matthews as Executor, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 172,500.00.

Affiant

Sworn and subscribed before me on this the 15th day of November, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Pamela R. McDonagh	SunTrust Mortgage, Inc.	
		142-09-D-76CO
1080 General George Patton Road	601 Post Office Road, Suite 1C	
Nashville, TN 37221	Waldorf, MD 20602	