WARRANTY DEED

21169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF November, 2005.

(Affix Seal) Notary Public

My Commission Expires: 12-13-2008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Peggy Howard	New Owner	Map and Parcel 142130C10200CO
8812 Sawyer Brown Road	Davidson County DEEDWARR Recvd: 11/21/05 08:36 2 pgs Fees:13.00 Taxes:666.00 20051121-0140008	
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHLEEN F. CARROLL, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto PEGGY HOWARD, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

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

Unit No 8812, together with the carport designated No. 8812-C, in River Plantation, Section Eleven, Phase 2, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, 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 Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat In Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; and Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathleen F. Carroll, unmarried by warranty deed from Haury and Smith Contractors, Inc., a Tennessee corporation of record in Book 11586, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plat of River Plantation, Section Eleven, Phase 2, of record in Book 9700, page 748, Register's Office for Davidson County, Tennessee. Subject to the terms and conditions of Plat of record for River Plantation, Section Eleven, Phase One, of record in Book 9700, pages 481 and 482, Plat of record for River Plantation, Section Eleven, Phase 1A, of record in Book 9700, page 694, Plat of record for River Plantation, Section Eleven, Phase 3, of record in Book 9700, page 835, Register's Office for Davidson County, Tennessee.

b. Subject to the Conditions, Restrictions and Covenants of record as set forth in the Charter of River Plantation, Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924,

Plat in Book 7900, page 745, et. seq., as re-recorded in Book 7900, page 945, Register's Office for said Davidson County, Tennessee.

c. Subject to the Master Deed and By-Laws for River Plantation, Section Eleven, Phase One, recorded in Book 10628, page 661, et. seq. and annexation documents for River Plantation, Section Eleven, Phase 1A, of record in Book 11029, page 592, River Plantation, Section Eleven, Phase 2, of record in Book 11156, page 361, River Plantation, Section Eleven, Phase 3, of record in Book 11332, page 184, Register's office for Davidson County, Tennessee.

d. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 8812 Sawyer Brown Road, Nashville, Tennessee 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(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 18th day of November, 2005:

Kathleen F. Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named KATHLEEN F. CARROLL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of November, 2005.

Notary Public

My Commission Expires: 12-13-2008