PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_gj) Title No: 47068
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/04/06 10:15 2 pgs
Fees:13.00 Taxes:542.05
20060504-0051869

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William A. Russell Becky D. Russell 400 General George Patton Road Nashville, Tennessee 37221	Taylor, Bean & Whitaker 1417 North Magnolia Avenue Ocala, FL 34475-9078

TAX MAP-PARCEL NUMBERS: 142090F40000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$146,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Roy Lord Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. Russell and spouse, Becky D. Russell** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 400 together with the carport designated as 400-C of River Plantation, Section VII, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the of record in Book 6900, pages 514 –517 as amended in Book 6900, pages 654 – 657 and corrected in Book 6900, page 397 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Michael Roy Lord, Jr., by deed from Linda J. Brake and Grace M. Hicks, both single persons of record in Doc. No. 20020102-0000330, Register's Office for Davidson County, Tennessee.

Mary M. Lord spouse of Michael Roy Lord, Jr., joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 514 –517, as amended in Book 6900, pages 654 – 657 and corrected in Book 6900, page 397, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7389, page 924, Book 7389, page 941, Book 7417 page 396, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 400 General George Patton 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 21st day of April, 2006.

Michael Roy Lord Jr.

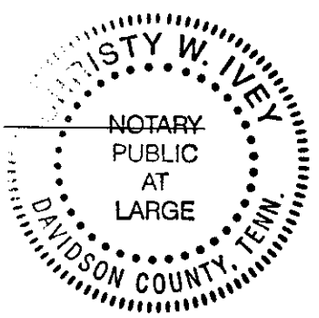
Mary M. Lord

State of TENNESSEE

County of DAVIDSON

On this 21st day of April, 2006 , before me the undersigned authority, personally appeared Michael Roy Lord Jr. and Mary M. Lord, 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.

My Commission Expires: _____



Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,500.00

Affiant

Sworn and subscribed before me this the 21st day of April, 2006

My Commission Expires: 2/20/08

Notary Public

