20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 13:46 3 pgs
Fees:18.00 Taxes:699.30
20060504-0052091

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Georgia Anne Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 2006

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia Anne Duncan (NAME)	SAME (NAME)	MAP 142.13-OC
8579 Sawyer Brown Road (ADDRESS)	(NAME) (ADDRESS)	PARCEL 21.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Martha Gale Sutton, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia Anne Duncan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

UNIT NO. 8579, together with the carport designation No. 8579-C, in River Plantation, Section Ten, Phase II-D, 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-D, Condominium Apartments, recorded in Plat Book 9700, pages 203 and 204, 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 10136, page 708, 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-D, 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, Section Ten, Phase II-B, Section Ten, Phase II-C, Section Ten, Phase II-D, and Section Ten, Phase II-E, by annexation documents in Book 9780, page 284, Book 9669, page 111, Book 10034, page 409, Book 10136, page 708, and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by refernce and made a part hereof the

CONTINUED

unimproved ( )
This is improved (X) property, known as 8579 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand this 3rd day of May, 2006

Jill Sutton Johnson, Executrix

The Estate of Martha Gale Sutton BY: Jill Sutton Johnson, Executrix

Jill Sutton Johnson, Individually

Joy Sutton Hinson

LEGAL DESCRIPTION CONTINUATION

same as though copied herein.

BEING the same property conveyed to Martha Gale Sutton, Unmarried by Warranty Deed from Catherine D. Cook, Unmarried and Kenneth H. Cook, Jr. and wife, Marcia Cook of record in Book 11530, page 817, Register's Office for Davidson County, TN The said Martha Gale Sutton having died on February 4, 2006, a resident of Davidson County, Tennessee. Jill Sutton Johnson executes this Instrument as Executrix pursuant to The Last Will and Testament of Martha Gale Sutton of record in Volume Book 6315/2209494, in the Probate Court of Davidson County, Tennessee

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jill Sutton Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of Martha Gale Sutton, Deceased, the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Jill Sutton Johnson as Executrix of the Estate of Martha Gale Sutton, Deceased.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 3rd day of May, 2006.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Sutton Johnson and Joy Sutton Hinson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of May, 2006.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY