THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $178,000.00 Affiant Subscribed and sworn to before me this 28th day of April, 2006. Notary Public My Commission Expires: 11/25/06
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 25307-04-2006** File Box 98	NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arden E. von Haeger Lisa G. von Haeger 724 General George Patton Road Nashville, TN 37221	Countrywide Home Loans 801 Crescent Ctr. Dr. #510 Franklin, TN 37067	Map No 142.09-0F Parcel No. 724.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edna G. Hickerson, unmarried and son, William L. Hickerson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arden E. von Haeger and wife, Lisa G. von Haeger** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 724 General George Patton Road, Nashville, TN 37221

Subject property is not the principal marital residence of the Grantor, William L. Hickerson.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2006.

Edna G. Hickerson, BY: Shawna Lea Smith, Attorney-In-Fact pursuant to power of attorney being placed of record simultaneously herewith 20060509-0054303

William L. Hickerson, BY: Shawna Lea Smith, Attorney-In-Fact pursuant to power of attorney being placed of record simultaneously herewith 20060509-0054304

STATE OF VIRGINIA, COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shawna Lea Smith, also known as Shawna L. Smith,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE are the Attorneys-in-Fact for the said **Edna G. Hickerson and William L. Hickerson** and are authorized by the said **Edna G. Hickerson and William L. Hickerson** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 28th day of April, 2006.

Notary Public

My Commission expires:

My Commission Expires May 31, 2009

FORREST WALPOLE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

Davidson County DEEDWARR
Recvd: 05/09/06 13:32 2 pgs
Fees:13.00 Taxes:658.60

20060509-0054305

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 724, together with carport designated No. 724-C on the Plan of (Amended) River Plantation Phase II-Section VIII, of record in Plat Book 6900, page 397, amended in Book 6900, pages 514-517, Plat Book 6900, pages 654-657, corrected in Book 8123, page 690, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in Book 7417, page 396, said Register's Office.

Being the same property conveyed to M. Shaw Hickerson and wife, Edna G. Hickerson by warranty Deed dated July 29, 1994 from Charles E. Smith and wife, Shawna L. Smith and William L. Smith and wife, Cynthia H. Smith of record in Book 9421, page 955, Register's Office for Davidson County, Tennessee. M. Shaw Hickerson has since died. Edna G. Hickerson has conveyed her interest in said property to Edna G. Hickerson and son, William L. Hickerson by quitclaim deed of record in Instrument No. 20010214-0014400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sectons 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6900, page 397, amended in Book 6900, pages 514-517, Book 6900, pages 654-657 and Surveyor's Certification of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.