Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Alice B. Upchurch

927 Todd Pries Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 05/24/06 13:47 2 pgs
Fees:13.00 Taxes:573.50

20060524-0061066

SEND TAX BILL TO:
Franklin America Mtg
801 Crescent Centre D
Franklin TN 37067

MAP & PARCEL NOS.:
142-5 D 21

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Elise R. Dieter, a widow** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alice B. Upchurch, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. D-401, together with the carport designated No. D-401-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Pries Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18, and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, 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 property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4892, Page 456, 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 Donald P. Dieter and wife, Elise R. Dieter, by Warranty Deed recorded October 4, 1977, from Richard A. Hagle and wife, Janine B. Hagle, of record in Book 5205, Page 51, Register's Office for Davidson County, Tennessee. The said Donald P. Dieter having since died leaving Elise R. Dieter as the sole surviving tenant by the entirety. Elise R. Dieter is a widow who has not re-married.

This is property with a common address of 927 Todd Pries Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 4860, Pages 17, 18, and 19, said Register's office and all matters therein; (3) By-Laws of record in Book 4892, Page 456, said Register's Office; (4) Master Deed of record in Book 4892, Page 440; Instrument No. 20050128-0016026; Book 4956, Page 756; and Instrument No. 20050602-0062760, said Register's office; (5) Gas line easement of record in Book 7776, Page 934, said Register's Office; (6) Charter of record in Instrument No. 20050415-0042394, said Register's Office.**

PROPERTY CONVEYED "AS IS."

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

Affiant

Subscribed and sworn before me this 19th day of May, 2006.

My Commission Expires: 5/23/09

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **May, 2006**.

X Elise R. Dieter by Sue P. Prekrel, attorney in Fact

Elise R. Dieter by Sue P. Prekrel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May 2006, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sue P. Prekrel, 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 is the Attorney-in-Fact of Elise R. Dieter**, and is authorized by her to execute this instrument on her behalf by virtue of a General Power of Attorney (with Durable Provision) recorded simultaneously herewith in Instrument No. 20060511-0056062, said Register's Office.

Witness my hand and official seal at office, this 19th day of May 2006.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0605-060.wd