OLD REPUBLIC
National Title Insurance Company
501 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF June, 2006

NOTARY PUBLIC

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

THIS INSTRUMENT PREPARED BY: Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219		
NAME & ADDRESS OF PROPERTY OWNER: WILLIAM H. TROTTER	SEND TAX BILLS TO: American Home Mortgage	MAP & PARCEL NUMBERS: 142-9F-401CO
(NAME) 401 General George Patton Rd.	(NAME) 7142 Columbia Gateway Dr	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Columbia MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT D. SHERWOOD AND WIFE, LINDA S. SHERWOOD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WILLIAM H. TROTTER AND WIFE, CELIA A. TROTTER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Unit 401, together with the Carport, designated No. C-401, in River Plantation Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase, II Condominium Apartments, recorded in Book 6900, pages 514-517, as amended in Book 6900, page 654-657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register's Office for Davidson County, to which reference is hereby made.

Being the same property conveyed to Robert D. Sherwood and wife, Linda S. Sherwood, by deed from Ralph Joseph Ferragina and wife, Karen D. Ferragina, of record in Book 8621, page 462, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/30/06 14:33 3 pgs
Fees:18.00 Taxes:726.68

20060630-0078718

This conveyance is made subject to the following:

(See attached exhibit "A")

This is unimproved ( ) · improved (X) property, known as 401 General George Patton Road - Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12th day of June, 2006.

ROBERT D. SHERWOOD

LINDA S. SHERWOOD

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ Virginia }
County of Arlington }

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

Witness my hand and official seal at office this 6th day of June, 2006.

My Commission expires:
Dec, 31 2009

DAVID M. FIORILO
Notary Public
Commonwealth of Virginia
My Commission Expires Dec 31, 2009

STATE OF ~~TENNESSEE~~ Virginia }
County of Arlington }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDA S. SHERWOOD, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 10th day of June, 2006.

My Commission expires:
Dec, 31, 2009

DAVID M. FIORILO
Notary Public
Commonwealth of Virginia
My Commission Expires Dec 31, 2009

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

1. Davidson County taxes for 2006 which have been prorated and assumed by the Grantees.

2. Matters shown on the Plan of record in Book 6900, pages 514-517, as amended in Book 6900, pages 654-657, said Register's Office.

3. Matters shown on the Plan of record in Book 6900, page 397, said Register's Office.

4. Restrictive Covenants of record in Book 7389, page 924, said Register's Office.

5. Master Deed of record in Book 7417, page 396, said Register's Office.

6. Storm Water Detention Agreement of record in Book 7344, page 483, said Register's Office.