Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1277

Davidson County DEEDWARR
Recvd: 07/12/06 15:31 2 pgs
Fees:13.00 Taxes:638.25

20060712-0084063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Shelia D. McCulloch, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ellen Gross, 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 certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 615, together with the Carport designated No. 615-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road, and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plot of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Page 654, et. seq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7417, Page 396, et. seq., 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 apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Page 396-438, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for said County.

Being the same property conveyed to Shelia D. McCulloch, a single person by deed from Larry S. Wakefield and wife, Patricia L. Wakefield of record in Book 11523, Page 768 dated February 10, 2003, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 615 General George Patton Road, Nashville TN, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of June, 2006

Shelia D. McCulloch

Shelia D. McCulloch

State of Tennessee)
County of Davidson)

On this 30th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shelia D. McCulloch and , the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 172,500.00.

X Shelia D. McCulloch
Affiant

Sworn and subscribed before me on this the 30th day of June, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Ellen Gross
615 General George Patton Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
142 09 0F 615.00CO