Davidson County DEEDWARR
Recvd: 07/25/06 13:11 3 pgs
Fees:18.00 Taxes:810.30
20060725-0089492

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Herschel Gaddes and Margaret R. Gaddes
8814 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 142-13-C
PARCEL 104.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela G. Wells, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Herschel Gaddes and wife, Margaret R. Gaddes, as tenants by the entirety, 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:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.
Taxes for 2006 have been pro-rated and assumed by grantee.

This is improved property known as 8814 Sawyer Brown 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 Herschel Gaddes and wife, Margaret R. Gaddes, their heirs and assigns, forever; and I, Pamela G. Wells, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of July, 2006.

Pamela G. Wells

Pamela G. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Pamela G. Wells, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of July, 2006.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 219,000.00.

Pamela G. Wells

AFFIANT

Subscribed and sworn to before me this 21st day of July, 2006.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Unit No. 8814, together with the carport designated No. 8814-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condoinium Apartments recorded in Book 9700, Page 748, said Register's Office, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11156, Page 361, said Register's Office, The easements, restrictive covenants, conditions and regulations 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 Eleven, Phase 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11331, Page 184, and Plat Book 9700, Page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903; and Plat Book 9700, Pages 884 and 885, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

BEING the same property conveyed to Pamela G. Wells by deed from HAURY AND SMITH CONTRACTORS, INC., of record in INST: 20000601-0054787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and 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; Plat in Book 7900, Pages 745, et.seq., as re-recorded in Book 7900, Page 945, said Register's Office.