Davidson County DEEDWARR
Recvd: 08/09/06 08:13 2 pgs
Fees:13.00 Taxes:880.60

20060809-0097609

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20060809-0097609, Register's Office for Davidson County, Tennessee.

|STATE OF TENNESSEE
|THE ACTUAL CONSIDERATION OR VALUE,
|COUNTY OF Davidson
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$238,000.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2006.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-24-10
| (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce L. & Rita Mohundro, Jr. 404 Rivercrest ct. Nashville, TN 37214	←Same	Map 85-14, Group A Parcel 38

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

Margaret H. Mathis by and through Murrell E. Mathis, Jr. Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bruce L. Mohundro, Jr. and wife, Rita Mohundro

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:

BEING LOT NO. 38, ON THE PLAN OF FIRST REVISION RIVER CREST, OF RECORD IN PLAT BOOK 9700, PAGES 465 AND 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MURRELL E. MATHIS AND WIFE, MARGARET H. MATHIS BY DEED FROM FRANK BATSON HOMES, INC., DATED JULY 15, 1998, AND OF RECORD IN BOOK 11023, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MURRELL E. MATHIS HAVING DIED NOVEMBER 12, 2005. PROPERTY NOW VESTS IN MARGARET H. MATHIS AS SURVIVING SPOUSE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Pages 465-466, Register's Office for Davidson County, Tennessee.
3) Property is subject to River Crest, First Revision, a Planned Unit Development, Charter of record in Instrument Number 19991207-0300665, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 10578, Page 699, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10578, Page 683, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 10578, Page 683, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 404 Rivercrest Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 3rd day of August, 2006.

Margaret H Mathis by Murrell E Mathis, Jr (Attorney In Fact)
Margaret H. Mathis by Murrell E. Mathis, Jr. Attorney-in-Fact

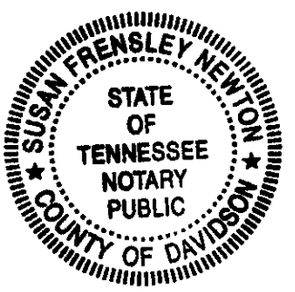
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Murrell E. Mathis, Jr., Attorney-in-Fact for Margaret H. Mathis, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Margaret H. Mathis for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212