BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 10:11 2 pgs
Fees:13.00 Taxes:529.10
20060810-0098489

State of Tennessee)
County of Davidson)

G#19934-2

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2006.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KRISTINE E. SMITH	**REALTY MORTGAGE CORPORATION**	**Map 142-09-0-B Parcel 068.00co**
29659 Wilkes Road	**7000 Executive Center Dr, Suite 200**	
Valley Center, CA 92082	**Brentwood, TN 37027**	

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,

STEVE W. McQUISTON and JENNIFER D. McQUISTON, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTINE E. SMITH, a married woman

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 Unit No. 1076, together with the Carport designated No. C-68, in River Plantation Condominium Apartments, Section Six-Phase One, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, and amended in Instrument No. 20060512-0056329, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, Section Six-Phase One, of record in Book 5200, Pages 359 and 360, and Surveyor's Certificate of Correction of record in Book 5807, Page 669, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Steve W. McQuiston, unmarried, by Warranty Deed dated August 14, 1997, from Victor T. Petty, a widower, of record in Book 10577, Page 494, Register's Office for Davidson County, Tennessee. And further conveyed to Steve W. McQuiston and Jennifer D. McQuiston, husband and wife, by Quitclaim Deed dated October 1, 2002, from Steve W. McQuiston, of record in Instrument No. 20021212-0153553, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Six) Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: __1076 General George Patton Rd, 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 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/our hand(s) this **8th** day of **August, 2006.**

Steve W. McQuiston

STEVE W. McQUISTON

Jennifer D. McQuiston

JENNIFER D. McQUISTON

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 **STEVE W. McQUISTON and JENNIFER D. McQUISTON, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **August, 2006.**

Jennifer L. Johnson

Notary Public

My Commission Expires: Nov. 24, 2007

