THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25780-08-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Janice Dyer Affiant Subscribed and sworn to before me this 23rd day of August, 2006. Linda V. Jones Notary Public My Commission Expires: 6-22-09 LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Janice Dyer 1321 General George Patton Rd. Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142-09-0-E Parcel No. 107.00co

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy Jackson**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Dyer, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1321 General George Patton Rd., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of August, 2006.

Tammy Jackson by Pat Heckman AIF
Tammy Jackson
By Pat Heckman, as her Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/25/06 10:38 2 pgs
Fees:13.00 Taxes:795.50
20060825-0105142

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Pat Heckman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Tammy Jackson as her Attorney-In-Fact, and as the free act and deed of the within named Tammy Jackson.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of August, 2006.

J. Michael Morgan
Notary Public

My Commission Expires:_____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
I. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1321, together with carport designated No 1321-C on the Plan of Section Seven Phase One River Plantation, of record in Plat Book 5200, pages 705 and 706, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to Tammy Jackson, a single person by Warranty Deed from Rosemary W. Ducklo, a single person recorded on 10/24/05 as Instrument Number 20051024-0128165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of River Plantation Section Seven, of record in Book 6226, page 18, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Seven), of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
7. Easement for of record in Book 3770, page 6 , Register's Office for Davidson County, Tennessee.