03

Realty T.H.
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2006.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/05/06 09:53 2 pgs
Fees:13.00 Taxes:654.90
20060905-0108949

03-0608-34009

Address of New Owner:	Send Tax Bills to:	Tax Information
Dieter K. Hillebrand 8949 Sawyer Brown Road Nashville TN 37221	New Owner	142-9-H-11.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald R. Magee and wife, Lou C. Magee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dieter K. Hillebrand and wife, Diana Hillebrand, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 8949, together with the Carport designated No. 8949-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Phase I, Section IX, Condominium Apartments, of record in Book 7900, Page 98, and Surveyor's Certificate of Correction of record in Book 8123, Page 692, Register's Office for said County, and described in a Master Deed and By-Laws of record in Book 8061, Page 341, as amended in Book 9326, Page 713, and as supplemented and amended in Instrument No. 20041124-0140994, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Magee and wife, Lou C. Magee by deed from William L. Smith and wife, Cynthia H. Smith, dated January 2, 1998, recorded January 5, 1998, of record in Book 10746, Page 673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8949 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 29th day of August, 2006.

Donald R. Magee

Lou C. Magee by Donald R. Magee, 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, Donald R. Magee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Lou C. Magee, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 29th day of August, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

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 Donald R. Magee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2006.

Commission expires: 2/22/2009

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN