Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR	
Recvd: 10/02/06 07:47		2 pgs
Fees:13.00 Taxes:617.90		
20061002-0121064		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public
My commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
William D. McLuen	Tennessee Bank & Trust	142-5-B/1.9
8300 Sawyer Brown Rd D-303	9000 Carothers Parkway	
Nashville TN 37221-0000	Franklin,TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sonya Velez, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William D. McLuen and wife, Mary Ann McLuen, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. D-303, together with carport designated No. D-303-C, on the plan of River Plantation Condominium Apartments, Section 3, according to the Master Deed of record in Book 4784, page 464, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, page 75-77, as amended in Book 4675, page 103-105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sonya Valez, also known as Sonya Velez, in Instrument No. 20050901-0105111, recorded 9/1/2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 4675, page 75-77, as amended in Book 4675, page 103-105. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book Default, page Default, and in any allied instrument(s) referred to in said restrictions. 4) The premises herein is a condominium apartment established pursuant to 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of River Plantation, Section Three, and recorded in Book 4784, page 464, Register's Office for Davidson County, Tennessee.

This property is improved property known as 8300 Sawyer Brown Rd D-303,

Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of September, 2006.

Sonya Velez
Dotti Berenato, atty in fact
Sonya Velez
By: Dotti Berenato, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of September, 2006, before me personally appeared Dotti Berenato to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sonya Velez acknowledged that such person executed the same as the free act and deed of Sonya Velez.

Notary Public

My Commission expires 4/2/09

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1501