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. 26040-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Mae Young Affiant Subscribed and sworn to before me this 22nd day of November, 2006. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Mae Young, 900 Todd Pries Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.05-0D Parcel No. 001.00-CO

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, Gail Bennett, Executrix of the Estate of Mary Ruth Mayfield, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mae Young, unmarried** ("Grantee"), its 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 900 Todd Pries Drive, 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 22nd day of November, 2006.

Gail Bennett, Executrix

Gail Bennett, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gail Bennett, Executrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/28/06 13:24 2 pgs
Fees:13.00 Taxes:592.00

20061128-0146728

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A 401, together with carport designated No. A 401-C on the Plan of Amended Plat Buildings A, K, N, R, U, W, X, Y, and Z Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, 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 Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, and further amended as Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Mary Ruth Mayfield, a married person by Deed dated August 9, 1994 from Martin Lewis and wife, Francis S. Lewis of record in Book 9433, page 432, Register's Office for Davidson County, Tennessee. Mary Ruth Mayfield having died on April 18, 2006. Under the terms of the will of Mary Ruth Mayfield, Docket No. 06P876, Office of the Davidson County Probate Clerk, subject property was to be sold and the proceeds divided equally between her children. Letters testamentary were issued to Gail Bennett, Executrix.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of River Plantation Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation Section Four Condominiums Homeowners Association, Inc. of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
4. 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 Four), of record in Book 4892, page 440 amended in Book 4956, page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4860, pages 17 thru 19, amended in Book 4860, pages 107 thru 109, Register's Office for Davidson County, Tennessee.