WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Drake	Same as New Owners	MAP 142-9E
(NAME)	(NAME)	
1205 Gen George Patton Road		PARCEL 5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jamie Scott Stewart f/k/a Jamie M. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Drake and wife, Emily A. Drake

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 Land in Davidson County, Tennessee, being Unit No. 1205, together with the Carport designated No. 1205-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9 and Book 6392, Page 321 said Register's Office and By-Laws for the administration thereof of record in Book 6226, Page 18, said Register's Office to which reference is hereby made together with an undivided interest in the General and Limited Common elements appurtenant thereto. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, and in Book 6392, Page 321, Register's Office for Davidson County, Tennesse are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James A. Scott and wife, Jamie M. Scott from Haury and Smith Contractors, Inc. of record in Book 7234, Page 112, in the Register's Office for Davidson County, Tennessee. The said James A. Scott having since died on July 16, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO COVENANTS AND CONDITIONS, OBLIGATIONS AND RIGHTS OF OTHERS AS SET OUT IN MASTER DEED FOR RIVER PLANTATION, SECTION SEVEN AND BY-LAWS ATTACHED THERETO OF RECORD IN BOOK 6226, PAGE 9, AND IN BOOK

CONTINUED

unimproved ( )
This is improved (X) property, known as 1205 Gen George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of February, 2007

Jamie Scott Stewart

Davidson County DEEDWARR
Recvd: 02/07/07 13:52 3 pgs
Fees:18.00 Taxes:703.00

20070207-0016177

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 Jamie Scott Stewart

the bargainor _____, 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 and official seal at Madison _____, Tennessee, this 1st day of February, 2007.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

6392, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 5200, PAGES 705 AND 706, SAID REGISTER'S OFFFICE AND SUBJECT TO A CERTAIN OPEN-END DEED OF TRUST DATED FEBRUARY 24, 2006, EXECUTED BY JAMIE M. SCOTT TO SECURE TO SUNTRUST BANK AN INDEBTEDNESS UP TO A PRINCIPAL AMOUNT OF $145,000.00 AND RECORDED AS INSTRUMENT NO. 20060321-0032339 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.