THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return to** **Watauga Title Company** **155 Franklin Road, Suite 120** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Affiant Subscribed and sworn to before me this 16th day of March, 2007. Notary Public My Commission Expires: 7-19-08

ROBERT M. LOFTIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Steffanie N. Bagley 8300 Sawyer Brown Rd. # C303 Nashville, TN	**Send Tax Bills To:** OWNER	**Tax Inform** Map No.142050B01500CO Parcel No.

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, **Dorothy S. Pangburn Oxley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steffanie N. Bagley, unmarried** ("Grantee"), hers 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 8300 Sawyer Brown Rd. # C303, Nashville, TN

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.

This is investment property and is not or ever has been the principal residence of the Grantor.

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 16th day of March, 2007.

Dorothy S. Pangburn Oxley by Ed McDaniel, Atty-In-Fact

Dorothy S. Pangburn Oxley
by Ed McDaniel, attorney-in-fact

Davidson County DEEDWARR
Recvd: 03/23/07 13:54 2 pg
Fees:13.00 Taxes:480.63
20070323-0035398

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Ed McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument on behalf of Dorothy S. Pangburn Oxley as Attorney-In-Fact, as the free act and deed of the within named Dorothy S. Pangburn Oxley.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2007.

NOTARY PUBLIC

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

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-303 together with carport designated C-303-C, on the Plan of amended Section 3, River Plantation Condominium Apartments, of record in Plat Book 467, pages 75 through 77, amended in Plat Book 4675, pages 103 through 105, 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 Three), a horizontal property regime established by Master Deed & By-Laws of record in Book 4784, page 464, amended in Book 5785, page 180 and Book 5840, page 663, said Register's Office.

Being the same property conveyed to Dorothy S. Pangburn (unmarried) by deed dated 8/27/1975 from E.C. Maynard and wife, Stella T. Maynard of record in Book 4947, page 253, Register's Office for Davidson County, Tennessee. Dorothy S. Pangburn is now known as Dorothy Oxley.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 Three) of record in Book 4784, page 464, amended in Book 5785. page 180 and Book 5840, page 663, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, pages 75 thru 77, amended in Plat Book 4675, pages103-105, Register's Office for Davidson County, Tennessee.