PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/26/07 14:36 2 pgs
Fees:13.00 Taxes:469.90
20070326-0036223

W & I Ref:(dm) Title No: 48518
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melissa Burrus Johnson 109 Plantation Court Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142050A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$127,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clay Hunter Rushton , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Burrus Johnson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit A-5 together with the carport designated as A-5C of River Plantation Condominium Apartments, Section 2 a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, pages 136 and 137 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Clay Hunter Rushton, unmarried by deed from Carol Ann Frazier, unmarried of record in Doc. No. 20050412-0040423 Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Pages 136 and 137, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4661, page 334, Book 4691, page 906, Book 6354 page 676, Book 6436 page 389, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 109 Plantation Ct., Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2007.

Clay Hunter Rushton

State of TENNESSEE

County of DAVIDSON

On this 26th day of March, 2007 , before me the undersigned authority, personally appeared Clay Hunter Rushton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2007

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public