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Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30 2

This instrument prepared by:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055
BCKS #07-030059

Davidson County DEEDWARR
Recvd: 04/16/07 09:27 2 pg
Fees:13.00 Taxes:499.50
20070416-0045017

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S), AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mary Ann Martin, unmarried

HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theresa M. Strickland, unmarried

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. R-5 together with the Carport designated No. R-5-C in River Plantation, Section II, a Condominium, a Horizontal Property Regime, located on Plantation Court, Section II, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Martin, by Deed from Donna Sue Parkerson, unmarried, dated April 29, 1988, in Book 7533, Page 150, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on Master Deed and By Laws of record in Book 4661, Page 334, and all matters shown on plat of record in Plat Book 4460, Page 136-137, all in the Register's Office of Davidson County, Tennessee.

2007 County Property taxes have been pro-rated and will be the responsibility of the Grantee(s).

TOGETHER 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. Whenever 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, this 30th day of **March, 2007.**

Mary Ann Martin
Mary Ann Martin
by Leigh Ann Richards, Atty in fact
By: Leigh Ann Richards, Atty. In Fact

State of: Tennessee
County of: CHEATHAM

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Leigh Ann Richards as Attorney In Fact for Mary Ann Martin (By Power of Attorney dated** 4-16-07 **of record in Instrument #** X**, Register's Office of Davidson County, Tennessee),** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **herself** to be authorized by said power of attorney to sign for the within named bargainor, and that **she** executed the foregoing instrument for the purposes therein contained, by signing **her** name.

Sworn to and subscribed before me this 30th day of **March, 2007.**

My commission expires: 2/26/2011

Notary Public

X20070416 0045016

CHRISTOPHER LEE KELLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF: Tennessee
COUNTY OF: Williamson

The actual consideration or value, whichever is greater, for this transaction is: **$135,000.00.**

Rhonda Baker
Affiant

Sworn to and subscribed before me this 30th day of **March, 2007.**

My Commission Expires:

JENNIFER BOGGE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

MAP and PARCEL NUMBER:
#142 05 OC 105.00

New Owner
Send Tax Statements To:
Theresa M. Strickland
509 Plantation Ct. Unit R5
Nashville, TN 37221