03

Realty Title
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $228,000.00

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY TENN.

Affiant

Subscribed and sworn to before me, this 30 day of May, 2007.

Notary Public
My commission expires: 9/23/07

03-0704-34621

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Arkovitz 8547 Sawyer Brown Road Nashville TN 37221	New Owner	142-09-0-D-197.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald Magee and wife, Emma Lou Magee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Arkovitz and wife, Martha Arkovitz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 8547 together with Carport 8547 C, on the Plan of River Plantation, Section Ten, Phase II-B, a Condominium, of record in Book 9700, Pages 27 & 28 and as shown on the Master Deed of record in Book 8601, Page 341, Book 9394, Page 598, Book 9669, Page 111 and Book 9780, Page 284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Magee, and wife, Emma Lou Magee, by deed from John Conklin, and wife, Johanna Conklin, dated 05/24/02, recorded 05/31/02, of record in Instrument No. 20020531-0066117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8547 Sawyer Brown Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/06/07 14:58 2 pgs
Fees:13.00 Taxes:843.60
20070606-0067999

WITNESS my hand this 30th day of May, 2007.

Donald Magee

Emma Lou Magee, By Donald Magee, ATTY IN FACT
Emma Lou Magee
By: Donald Magee, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Magee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of May, 2007.

~~Diane K. Mann~~ DeLisa G. Rainey
State of Tennessee at Large

Notary Seal present,
but could not be reproduced.

My Commission expires: ~~02/22/09~~

Bill Garrett
Davidson County Register of Deeds

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 Donald Magee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Emma Lou Magee, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 2007.

Commission expires ~~2/22/09~~ NOV. 14, 2009

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds