WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to me on May 11, 2007.

Notary Public

Davidson County DEEDWARR
Recvd: 06/25/07 14:52 3 pgs
Fees:18.00 Taxes:536.50

20070625-0075782

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Brickel
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22461SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ansley McRee & Adam Wesley Boatman 505 Gen. George Patton Rd. Nashville, TN 37221	SAME AS NEW OWNER	142-97-505

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David W. Lowrance, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ansley McRee, unmarried and Adam Wesley Boatman, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, known as Unit No. 505, River Plantation, Section VIII, Phase Two, of record in Book 6900, page 397, amended in Book 6900, pages 514-517, further amended in Book 6900, pages 654-657, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to David W. Lowrance and wife, Carolynne Lowrance, by Deed from Terry Lynne Hale, unmarried, of record in Book 7846, page 512, in the Register's Office for Davidson County, Tennessee. The said Carolynne Lowrance having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section 8, Phase 2, of record in Book 7417, page 396, said Register's Office; By-Laws of record in Book 7417, page 413, said Register's Office; and

4. The plan of record in Book 6900, page 397, amended in Book 6900, pages 514-517, further amended in Book 6900, pages 654-657, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; and
5. Declaration of Restrictive Covenants and By-Laws of record in Book 7389, page 924, said Register's Office; and
6. Easement and right of way granted to the United States of America acting by and through its agent, the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines by Declaration of Taking, of record in Book 2277, page 619, said Register's Office, as fully and finally confirmed by Judgment of record in Book 3028, page 605, said Register's Office; and
7. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office, dated August 18, 1987; and
8. Charter of the River Plantation Sections 8-11 Umbrella Association, Inc., or record in Book 7402, page 591, said Register's Office.

This property is also known as improved property located at 505 Gen. George Patton 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on May 11, 2007.

David W. Lowrance

David W. Lowrance

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 11, 2007, before me personally appeared David W. Lowrance, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 11, 2007.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE