This instrument prepared by:
Nancy King Crawford
Attorney at Law
1929 21st Avenue South
Nashville, Tennessee 37212
615-292-2331

Davidson County DEEDWARR
Recvd: 07/06/07 09:05 3 pgs
Fees:18.00 Taxes:758.50

20070706-0080505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $205,000.00

Alma June Berry
by Mary Alice Potter Attorney in Fact
Affiant

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this 3rd day of July, 2007.

Brenda Wright
Notary Public
My Commission Expires: July 25, 2009

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel ID Number:
William J. & Billie J. Breedlove 9120 Sawyer Brown Road Nashville, Tennessee 37221	SAME	142-09-OH-88.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, ALMA JUNE BERRY, (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto WILLIAM J. BREEDLOVE and BILLIE J. BREEDLOVE (herein called "Grantees") the following real property:

Situated in Davidson County, Tennessee, being unit No. 9120, together with the Carport designated No. 9120-C, in River Plantation, Section IX, Phase II-B, a Condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-B, Condominiums Apartments, recorded in Book 7900, page 365, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 8061, page 341, at and further described in annexation document of record in Book 8591, page 251, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenant of River Plantation, Section IX, Phase II-B, Condominiums Apartments, contained in the

Master Deed and By-Laws appended thereto recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section B-II Umbrella Associates, Inc. of record in Book 7389, page 924, Register's Office for said County and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 866, page 319, said Register's Office.

Being the same property conveyed to Alma J. Berry by Quitclaim Deed dated March 15, 2000 from Patricia W. Karnes of record in Instrument 20000323-0029460 and also by deed recorded in Book 11359, Page 204, all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 9120 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is subject to:

Taxes for the year 2007 and subsequent years, a lien but not yet due and payable. All prior years are paid.

Subject to Homeowner's Association Dues.

All matters as set forth per Plat Book 7900, Page 365, Register's Office of said County.

Restrictive Covenants of record in Book 7389, page 924, Register's Office of said County.

Master Deed as shown of record in Book 8061, Page 341, Book 8591, page 251, Book 9326, page 713 and Instrument 20041124-0140994, Register's Office for said County.

Charter of River Plantation Homeowner's Association as shown of record in Instrument 20041105-0133835, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. The words "Grantor" and "Grantees" shall include their respective heirs, successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of July, 2007.

Alma June Berry
by Mary Alice Potter
attorney in fact

Alma June Berry
By: Mary Alice Potter, her Attorney-in-fact, of record at Instrument No.: 20070503-0053385, R.O.D.C., TN

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Mary Alice Potter, attorney-in-fact for Alma June Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainor, and that she executed the foregoing instrument by signing her name for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2007.

Brenda Wright
Notary Public

BRENDA WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 25, 2009