WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/07 08:09 2 pgs
Fees:13.00 Taxes:865.80

20070919-0111864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00

Casey Brairgton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02383 ETHRIDGE ST

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donna Ethridge	same	142-9F-606.00CO
606 General George Patton Road		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNA L. EVERLY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONNA ETHRIDGE,AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 606 General 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 14th day of September, 2007.

Anna L. Everly
Anna L. Everly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANNA L. EVERLY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September, 2007.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS: UNIT NO. 606, TOGETHER WITH THE CARPORT DESIGNATED NO. 606-C, IN RIVER PLANTATION, SECTION VIII, PHASE II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, GENERAL GEORGE PATTON ROAD AND OLD HARDING PIKE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 6900, PAGES 514, 515, 516 AND 517 AND BOOK 8123, PAGE 690 AS AMENDED IN BOOK 6900, PAGE 654, ET SEQ, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 7417, PAGES 396, ET SEQ, 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 TENANTS OR RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 7417, PAGES 396-438, 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 SECTIONS 8-11 UMBRELLA ASSOCIATION, INC. OF RECORD IN BOOK 7389, PAGE 924, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO HERBERT F. EVERLY AND WIFE, ANNA L. EVERLY BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC., RECORDED ON THE 6TH DAY OF MAY, 1992 IN DEED BOOK 8620, PAGE 31, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

HERBERT F. EVERLY HAVING SINCE DIED ON MAY 14, 2005.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.