Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 20 day of September, 2007.

Notary Public
My commission expires My Commission Expires October 10, 2009

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/24/07 10:12 2 pgs
Fees:13.00 Taxes:499.50
20070924-0113549

07-0708-83403

Address of New Owner:	Send Tax Bills to:	Tax Information
Cynthia A. Garvey 4151 Old Hillsboro Rd. Franklin, TN 37064	Regions Bank, d/b/a Regions Mtg. P.O. Box 1106 Orange, CA 92856	082-14-0-A 127.00CO

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, **Megan A. Michie now known as Megan A. Michie Thompson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cynthia A. Garvey**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 766, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, further amended in Instrument No. 20060518-0058640, Register's Office for said County, to which plan reference is hereby made for a more complete description, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for a placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, further amended in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to Riverfront Condominiums Partnership, a Tennessee general partnership by Special Warranty Deed from Riverfront Partnership, a Tennessee general partnership, dated August 31, 2005, of record in Instrument No. 20050902-0105982, Register's Office for Davidson County, Tennessee. Said property was conveyed to Riverfront Partnership, a Tennessee general partnership by deed from Nelson Andrews and wife, Susan A. Andrews, dated August 4th, 1988, of record in Book 7619, Page 229, said Register's Office, and by Deed from Andrews Properties, Inc., dated August 4th, 1988, said Register's Office.

Further being the same property conveyed to Megan A. Michie by deed from Riverfront Condominiums Partnership, a Tennessee partnership, dated June 2, 2006, recorded June 5, 2006, of record in Instrument No. 20060605-0065990, 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.

Michael Thompson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying all right, title, and interest, including his marital interests, if any, in the subject property.

This property is improved property known as **766 1st Avenue North, Nashville, TN 37201.**

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.

WITNESS my hand this 14th day of September, 2007.

Megan A. Michie now known as
Megan A. Michie Thompson

Michael Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan A. Michie now known as Megan A. Michie Thompson and Michael Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 14th day of September, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission Expires: 11/22/08

