PLEASE RETURN TO
GRISSIM TITLE
23091 CREST MOOR
NASHVILLE TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/12/07 09:52 2 pgs
Fees:13.00 Taxes:573.50
20071012-0121347

W & I Ref:(_gj__) Title No: 48954
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Thibus Carol Thibus 1039 General George Patton Road Nashville, Tennessee 37221	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 142090D11700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel Jason Humphrey and spouse, Michelle Lea Humphrey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Thibus and spouse, Carol Thibus** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 1039, together with the carport designated 1039-C of River Plantation, Section 6, Phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 359 and 360 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Samuel Jason Humphrey and wife, Michelle Lea Humphrey by deed from Bernard R. Schklar of record in Doc. No. 20031105-0162346, dated and executed October 20, 2003 and recorded on November 5, 2003, in the Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 359 and 360, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5794, page 526, By-Laws in Book 5794, page 539, amended in Doc. No. 20050504-0050172, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1039 Gen George Patton Road, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of October, 2007.

Samuel Jason Humphrey

Michelle Lea Humphrey

State of TENNESSEE
County of DAVIDSON

On this 5th day of October, 2007 , before me the undersigned authority, personally appeared Samuel Jason Humphrey and Michelle Lea Humphrey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Sworn and subscribed before me this the 5th day of October, 2007

Notary Public

My Commission Expires: 6/5/11

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN. My Commission Expires JUNE 5, 2011