Davidson County DEEDWARR
Recvd: 10/26/07 10:52 2 pgs
Fees:13.00 Taxes:624.56

20071026-0126697

WARRANTY DEED

O-RME-07-8300

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,800.00

Jeanita Hime Hicks
Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2007.

Mary Jane Rudy
Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanita Hime Hicks	Jeanita Hime Hicks	
8300 Sawyer Brown Road, Unit E-301 (ADDRESS)	(NAME) 8300 Sawyer Brown Road, Unit E-301 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	142-5-B-25.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MAUREEN H. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEANITA HIME HICKS, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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 E-301, TOGETHER WITH CARPORT DESIGNATED NO. E-301C, OF RIVER PLANTATION, AMENDED SECTION 3, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR RIVER PLANTATION CONDOMINIUMS, SECTION THREE, OF RECORD IN BOOK 4784, PAGE 464, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 4784, PAGE 482, 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 RIVER PLANTATION CONDOMINIUMS OF RECORD IN BOOK 4675, PAGES 75-77, AND AS AMENDED IN BOOK 4675, PAGES 103-105, AND IN BOOK 6231, PAGE 156, SAID REGISTER'S OFFICE, FOR MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MAUREEN H. SMITH BY WARRANTY DEED FROM HEIRS AT LAW OF DOROTHY L. WILLIAMS, DECEASED, BEING CYNTHIA D. COLLINS, FRED E. WILLIAMS, DAVID C. WILLIAMS BY AND THROUGH STEPHEN C. WILLIAMS, ATTORNEY IN FACT AND STEPHEN C. WILLIAMS, RECORDED ON THE 31ST DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040331-0035938, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, Unit E-301, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of September, 2007.

Maureen H. Smith

STATE OF Tennessee
COUNTY OF Davidson

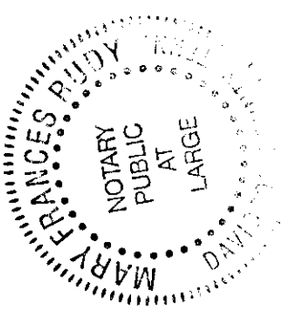
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maureen H. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal this the 21st day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903