This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2008.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Donald Arkovitz 612 Plantation Court Nashville, TN 37221	Owner	142-050-A-140.00CO

Davidson County DEEDWARR
Recvd: 01/24/08 08:51 2 pgs
Fees:13.00 Taxes:162.80

20080124-0007321

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sara V. Reed, heir at law,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Arkovitz and wife, Martha Arkovitz,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. X-2, together with the Carport designated No. X-2-C, in River Plantation, Section Two, a Condominium, a horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in Master Deed, recorded in Book 4661, Page 334, of the 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 property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, amended in Book 4691, Page 906, 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.

Being the same property conveyed to L. Sue Sharpe, having since died on March 24, 2007. Property passing to heir, Sara V. Reed as evidenced by Affidavit of Heirship of record in Instrument No. 20080124-0007318, Register's Office for Davidson County, Tennessee, by deed from Nancy Barton Holshouser, dated 5-25-1977, of record in Instrument No. 19770601-5153289, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Easements, Declaration of Covenants, Conditions and Restrictions of record in instrument of record in Book 4661, Page 334 and as amended in Book 4691, Page 906, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable. The Company assumes no liability for supplemental assessments imposed pursuant to the provisions of T.C.A. 67-5-603.

This is improved property known as: 612 Plantation Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise

herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3 day of January, 2008.

Sara V. Reed

STATE OF TENNESSEE
COUNTY OF Anderson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sara V. Reed, the within named bargainor, 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 at Clinton, TN, this 3 day of January, 2008.

Angie M. Partin
Notary Public

My Commission Expires: April 21, 2009

ANGIE M. PARTIN NOTARY PUBLIC ANDERSON COUNTY TN