File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Patricia P. Thomas
7708 Scenic River Lane
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 01/25/08 10:18 3 pgs
Fees:18.00 Taxes:582.75
20080125-0007990

SEND TAX BILL:
Patricia P. Thomas
7708 Scenic River Lane
Nashville, TN 37221

MAP AND PARCEL:
MAP 142
GROUP 09-B-0
PARCEL 886.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 157,500.00.

AFFIANT

Subscribed and sworn to before me this 24th day of January, 2008.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Joyce Carter Scott,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1715, has this day bargained and sold, and does hereby transfer and conveys unto **Patricia P. Thomas, married**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 886 Gen. George Patton Road, Nashville, TN 37221 .

And now **Peggy D. Mathes, Administrator of the Estate of Joyce Carter Scott** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Patricia P. Thomas**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of January, 2008.

Estate of Joyce Carter Scott

By: Peggy D. Mathes Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Administrator of the Estate of Joyce Carter Scott,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1715. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2008.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

EXHIBIT A

A certain condominium apartment, being Unit No. 886, together with the Carport designated No. 886-C, River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County Tennessee, as shown on the plat of record in Book 5200, pages 145 and 146, said Register's Office and described in the Master Deed of record in Book 5410, page 248, Registers' Office for Davidson County, Tennessee, to which reference is hereby made. Said Master Deed and By-Laws appended thereto, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joyce Carter Scott, unmarried, by deed from John W. Hall and wife, Mary E. Hall of record in Book 10941, page 902, Register's Office for Davidson County, Tennessee. Mary Carter Scott having since died on 9/25/02, testate and her will being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1715. Pursuant to court order, Peggy D. Mathes as Administrator for the Estate of Joyce Carter Scott, sold the property to the highest bidder.

This conveyance is subject to 2008 taxes, prorated and assumed by the Grantee(s). The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five, Phase One, of record in Book 5410, page 248, said Register's Office. Subject to all matters as set out on the plan of record in Book 5200, page 145 & 146, said Register's Office Subject to the assessment of homeowners association fees, if any. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.