Bk/ 36

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00. Affiant Subscribed and sworn to me on January 30, 2008. NOTARY PUBLIC TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 22, 2010 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22988SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas B. Wilson, Jr., Charles C. Wilson, Kathleen W. Moseley and J. Scott Wilson 801 Creek Valley Court Nashville, TN 37221	Thomas B. Wilson, Jr. 801 Creek Valley Court Nashville, TN 37211	142-05-D-20

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia L. Derrick aka Patricia D. Estes and husband Kirk Estes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Thomas B. Wilson, Jr., a one sixth percent (1/6%) undivided interest, Charles C. Wilson, a one third percent (1/3%) undivided interest, Kathleen W. Moseley a one third percent (1/3%) undivided interest and J. Scott Wilson a one sixth percent (1/6%) undivided interest, as tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-408 together with Carport Designated No. C-408-C on the Plan of Phase One, Section Four, River Plantation Condominium Apartments of record in Plat Book 4860, pages 17-19, as amended in Plat Book 4860, pages 107-109, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760 in said Register's Office.

Being the same property conveyed to Patricia L. Derrick by Quitclaim Deed from Victor Hazelwood, Trustee, of record as Instrument No. 20050119-0006684 in the Register's Office for Davidson County, Tennessee. The said Patricia L. Derrick is now known as Patricia D. Estes.

Davidson County DEEDWARR
Recvd: 01/31/08 13:57 3 pgs
Fees:18.00 Taxes:629.00
20080131-0010112

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record in Book 4860, pages 17-19, amended in Book 4860, pages 107-109, and Plan of record in Book 4675, page 127, amended in Book 4860, page 16, in the Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions 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 and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominium Apartments (Section Four) of record in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010628 and in Instrument 20050602-0062760 in the Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of River Plantation Section Four Condominium Homeowners' Association, Inc., of record as Instrument No. 20050415-0042394 in said Register's Office.
6. By-Laws of River Plantation, Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955, and Instrument No. 20050602-0062760 in said Register's Office.
7. Easement for fuel line of record in Book 7776, page 934, in said Register's Office.
8. Easement of record in Book 3770, page 6, in said Register's Office.
9. Subject to the rights of others in and to the common elements.
10. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 926 Todd Preis Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on January 30, 2008.

Patricia L. Derrick aka Patricia D. Estes

Patricia L. Derrick aka Patricia D. Estes

Kirk Estes

Kirk Estes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

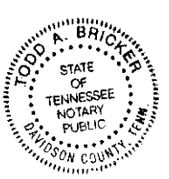
On January 30, 2008, before me personally appeared Patricia L. Derrick aka Patricia D. Estes and Kirk Estes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as her free act and deed.

Witness my hand and official seal on January 30, 2008.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE