Box 8

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 03/03/08 14:22 3 pgs
Fees:18.00 Taxes:658.60
20080303-0021012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Peggy Morrison
AFFIANT

Subscribed and sworn to before me this 29th day of February, 2008.

Notary Public
My Commission Expires:
7/5/2011

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Craig Francis 8911 Sawyer Brown Road Nashville, TN 37221	Community First Bank & Trust 501 S James Campbell Blvd. Columbia, TN 38401	Map 142-9-H Parcel 44.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peggy B. Morrison, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Francis** (herein referred to as "Grantee"), a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT NO. 8911, together with the Carport designated as 8911-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, 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 apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 8061, pages 341-346, and annexation document in Book 9247, page 951, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, and Book 9326, page 713, Register's Office for said County.

Being the same property conveyed to Peggy B. Morrison, Widow, by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 9646, page 428, Register's Office for Davidson County, Tennessee.

This is improved property known as 8911 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2008, a lien, but not yet due and payable which have been prorated the payment of which is assumed by the Grantee;

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION IX, PHASE II-F, RIVER PLANTATION, as recorded in Plat Book 7900, Page(s) 672 and 673, Register's Office for Davidson County, Tennessee, and further described in annexation document of record in Book 9247, page 951, said Register's Office;

3. Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924 and annexation documents recorded in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89 and Book 9053, Page 256, Book 9247, page 951, and Book 9326, page 713, Register's Office for Davidson County, Tennessee;

4. Terms and provisions of the Articles of Incorporation of River Plantation Section Nine Condominiums Homeowners' Association, recorded in Instrument No. 20041105-0133835, Register's Office for Davidson County, Tennessee;

5. Charter of River Plantation Section 8-11 Umbrella Association, Inc. recorded in Book 7402, Page 591, Register's Office for Davidson County, Tennessee; and

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION IX, PHASE II-F, RIVER PLANTATION Condominium of record in Book 8061, Page 341, and amendment in Book 9326, page 713, Register's Office for Davidson County, Tennessee, and further described in annexation document of record in Book 9247, page 951, said Register's Office, to which reference is hereby made.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has 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 the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomever.

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 hand this 29 day of February, 2008.

Peggy B. Morrison

Peggy B. Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Peggy B. Morrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day ~~of~~ February, 2008.

David A. Childress

Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY