This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater is $196,000.00.

Catherine Cagsdale
Affiant

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

Ann M. Ledet
Notary Public
My commission expires: 7/01/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/05/08 11:27 2 pgs
Fees:13.00 Taxes:725.20

20080305-0022085

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathryn Owens Weaver 711 General George Patton Rd. Nashville, TN 37221	FRANKLIN AMERICAN MORTGAGE CO. 501 Corporate Centre Dr., #400 Franklin, TN 37067	142-09-0-F-711.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billy R. Watson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathryn Owens Weaver, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 711, together with the Carport designated No. 711-C, in the Amended Final Plat of River Plantation, Phase II-Section VIII, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Eight, Phase II), Condominiums, of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, inclusing without limitation the By-Laws appended thereto, of record in Book 7417, Page 413, 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 Amended Final Plat of River Plantation, Phase II, Section VIII, Condominium Apartments, of record in Book 6900, Page 514 through 517, Inclusive, amended in Book 6900, Pages 654 through 657, inclusive, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Billy R. Wilson by deed from Martha Kohl Lisle, Executrix of the Estate of Martha Lee Ward, dated May 20, 2005, of record as Instrument No. 20050523-0057461, said Register's Office

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 711 General George Patton Rd., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of February, 2008.

Billy R. Watson
Billy R. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy R. Watson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of February, 2008.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY