Davidson County DEEDWARR
Recvd: 03/20/08 12:41 2 pgs
Fees:13.00 Taxes:1591.00
20080320-0028333

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE #08220BG

FROM: RIVER ENTERPRISES INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

TO: ROBERT W. SMITH AND WIFE, PATRICIA SMITH

# WARRANTY DEED

For and in consideration of the sum of FOUR HUNDRED THIRTY THOUSAND AND NO/100---($430,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, RIVER ENTERPRISES INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, has bargained and sold, and by these presents, do transfer and convey unto the said, ROBERT W. SMITH AND WIFE, PATRICIA SMITH, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment known as Unit No. 1701 of the Horizontal Property Regime of Veridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, and amended in Instrument No. 20070711-0082578, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This being the same property conveyed to River Enterprises Investments, LLC, by Warranty Deed dated September 14, 2007, from Viridian Development Company, LLC, of record as Instrument No. 20070917-0111370, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All Easements of record; (4) All visible easements; (5) All maters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Grantee will have access to parking Lot No. 741 & No. 740 & Grantor will retain parking Lot No. 422.

MAP & PARCEL NO. 93-6-I-J-108.00-CO
PROPERTY ADDRESS: 415 CHURCH ST., UNIT #1701, VIRIDIAN CONDOMINIUMS, NASHVILLE, TN 37219

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, hereto belonging to the said ROBERT W. SMITH AND WIFE, PATRICIA SMITH, their, heirs and assigns forever. And it does covenant with the said ROBERT W. SMITH AND WIFE, PATRICIA SMITH, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the restrictions, easements, etc., as set out above.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to ROBERT W. SMITH AND WIFE, PATRICIA SMITH, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 13 DAY OF March, 2008.

RIVER ENTERPRISES INVESTMENTS, LLC,
A Delaware LIMITED LIABILITY COMPANY

BY: _____
TITLE: Manager

STATE OF Tennessee
COUNTY OF Shelby

Before me, Teresa Beans, a Notary Public of the State and county aforesaid, personally appeared Pannell Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of RIVER ENTERPRISES INVESTMENTS, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he/she/they as such manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Delaware Limited Liability Company by himself as manager.

WITNESS my hand and seal, at office in Memphis, TN, this 13th day of March, 2008.

TERESA BEANS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
(SEAL)

Teresa Beans
NOTARY PUBLIC
Commission Expires: 1-10-12

My Comm. Expires: 1-10-2012

The affiant hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this 17 day of March, 2008.

VICKY L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
(SEAL)

Vicky L. Martin
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES AUG. 23, 2011

NEW OWNER(S): ROBERT W. SMITH AND WIFE, PATRICIA SMITH
ADDRESS: P.O. Box 269 Adamsville, TN. 38310

SEND TAX BILLS TO:
Robert W. Smith
P.O. Box 269
Adamsville, TN. 38310

MAIL RECORDED DOCUMENT TO:
Wayne County Bank
P.O. Box 247
Waynesboro, TN. 38485