Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/24/08 13:45 2 pgs
Fees:13.00 Taxes:619.38

20080424-0042075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,400.00.

Affiant

Subscribed and sworn to before me, this 23 day of April, 2008.

Notary Public
My commission expires: 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

03-0804-35381

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra F. Spann	Countrywide Bank, FSB	142-09-0-D-044.00CO
1113 General George Patton Road	P.O. Box 660694	
Nashville TN 37221	Dallas, Texas 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathleen O. LaJaune and husband, Thomas A. LaJaune, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra F. Spann, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 1113 together with Carport No. 1113-C on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which plan reference is made for a more complete description, together with appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed and By-Laws of record in Book 5794, Page 526; amended in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen O. LaJuane and husband, Thomas A. LaJuane, by deed from Donna K. Butler, dated 7-29-05, recorded 8-3-05, in Instrument No. 20050803-0091300, Register's Office for Davidson County, Tennessee. Corrected by Scrivner's Affidavit to correct Grantee's names to Kathleen O. LaJaune and husband, Thomas A. LaJaune, in Instrument No. 20071010-0120557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 359 and 360, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description thereof; The provisions of the condominium Master Deed of record in Book 5794, Page 526 and Book 5794 and Page 539 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This property is improved property known as 1113 General George Patton Road, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 23rd day of April, 2008.

Kathleen O. LaJaune

Thomas A. LaJaune
By: Kathleen O. LaJaune, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen O. LaJaune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of April, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Kathleen O. LaJaune, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Thomas A. LaJaune, and that she is authorized by him to execute this instrument on his behalf pursuant to a Power of Attorney of record in Instrument No. 20081042400420 74 * Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2008.

* Register's Office for Davidson County, Tennessee.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN