JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

B-SR-08-9201

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
James O. Smith	New Owner (NAME)	
9201 Sawyer Brown Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142-13C-143.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA C. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES O. SMITH AND BETTY G. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO PATRICIA C. JOHNSON BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION, RECORDED ON THE 6TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030506-0059971, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7389, PAGE 924; BOOK 10628, PAGE 677; BOOK 10628, PAGE 661 AND BY ANNEXATION DOCUMENT RECORDED IN BOOK 11029, PAGE 592, BOOK 11156, PAGE 361, BOOK 11332, PAGE 184, BOOK 11432, PAGE 903 AND INSTRUMENT NOS. 20010131-0009315, 20000918-0092190 AND 20010911-0098566; INSTRUMENT NO. 20010905-0095982; BOOK 7402, PAGE 591; BOOK 2277, PAGE 619 AND BOOK 3028, PAGE 605; EASEMENT FOR FLOW OF HARPETH RIVER, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 9201 Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/02/08 09:56 3 pgs
Fees:18.00 Taxes:899.10
20080502-0044993

Witness my/our hand(s) this 28th day of April, 2008.

Patricia C. Johnson by [signature] Attorney-in-Fact
Patricia C. Johnson by David Johnson, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of April, 2008, before me personally appeared David Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia C. Johnson and who acknowledged he/she/they executed the same as the free act and deed of the said Patricia C. Johnson.

Witness my hand and official seal, this the 28th day of April, 2008.

[signature]
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

EXHIBIT "A"

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: UNIT NO. 9201 (PARCEL NO. 143), TOGETHER WITH THE CARPORT DESIGNATED NO. 9201-C, IN RIVER PLANTATION, SECTION ELEVEN, PHASE 6, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION ELEVEN, PHASE 6, CONDOMINIUM APARTMENTS, RECORDED IN INSTRUMENT NO. 20010905-0095982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 10628, PAGE 661, AND ANNEXATION DOCUMENT OF RECORD IN INSTRUMENT NO. 20010911-0098566, 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 ELEVEN, PHASE 6, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 10628, PAGE 661, AND PLAT IN BOOK 9700, PAGE 971, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS APPLIED TO SECTION ELEVEN, PHASE 1A, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11029, PAGE 592, AND PLAT BOOK 9700, PAGE 694; SECTION ELEVEN, PHASE 2, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11156, PAGE 361, AND PLAT BOOK 9700, PAGE 748; SECTION ELEVEN, PHASE 3, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11332, PAGE 184, AND PLAT BOOK 9700, PAGE 835; SECTION ELEVEN, PHASE 4, BY ANNEXATION DOCUMENT OF RECORD IN BOOK 11432, PAGE 903, AND PLAT BOOK OF RECORD IN BOOK 9700, PAGE 971, AS AMENDED; SECTION ELEVEN, PHASE 5, BY ANNEXATION DOCUMENT OF RECORD IN INSTRUMENT NO. 20010131-0009315, AND PLAT OF RECORD IN INSTRUMENT NO. 20000918-0092190; AND SECTION ELEVEN, PHASE 6 BY ANNEXATION DOCUMENT OF RECORD IN INSTRUMENT NO. 20010911-0098566, AND PLAN IN INSTRUMENT NO. 20010905-0095982, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.