THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28003-08-2008** **Record & Return To:** **Stonegate Title, LLC** **1749 Mallory Lane** **Brentwood, TN 37027**	The actual consideration or value, whichever is greater, for this transfer is: $159,500.00. Affiant Subscribed and sworn to before me this 29th day of August, 2008. Notary Public My Commission Expires: 8-20-09

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/02/08 09:42 2 pg
Fees:13.00 Taxes:590.15
20080902-0089303

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca D. Watts 974 Gen. George Patton Road Nashville, TN 37221	Churchill Mortgage Corp 761 Old Hickory Blvd #400 Brentwood, TN 37027	Map and Parcel No.: 142090D023.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Donald Conyer, Jr. and Michael Ernest Conyer, Personal Representatives of the Estate of Margaret Carpenter Keller, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca D. Watts** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 974, together with carport designated No. 974-C, on the Plan of Phase One, River Plantation Condominium Apartments, of record in Plat 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 the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instruments Nos. 20050504-0050172, No. 20060512-0056329, No. 20080423-0041324 and No. 20080429-0043657, said Register's Office.

Being the same property conveyed to Margaret Carpenter Keller, an unmarried person by Deed dated February 17, 1989 from Ann W. Todd Fortner and husband, Robert W. Fortner of record in Book 7777, page 282, Register's Office for Davidson County, Tennessee. Margaret Carpenter Keller died on July 16, 2006. By her will, of record in Docket No. 06P-1532, Davidson County Probate Court Clerk's Office, she directed that her real property be administered as part of her probate estate and authorized her personal representative to sell same. Letter Testamentary were issued to Jerry Donald Conyer, Jr. and Michael Ernest Conyer.

This is improved property located at 974 Gen. George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2008.

Jerry Donald Conyer, Jr.

Michael Ernest Conyer

STATE OF Arkansas, COUNTY OF Pulaski SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerry Donald Conyer, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of August, 2008.

Notary Public

My Commission Expires: 2-19-2017

PULASKI COUNTY No. 12358773 EXP 2-19-2017 ARKANSAS NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Ernest Conyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Six), of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and in Instrument No. 20060512-0056329, Instrument No. 20080423-0041324. Scrivner's Affidavit of record in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee.