ADDRESS NEW OWNER:
Lavurn Hathcock~~(life estate)~~ et al.
~~1/3 ea to Janet Ingram Miller &~~
1044 Todd Preis Drive
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
142-5-C 12.00 CO

Davidson County DEEDWARR
Recvd: 09/23/08 08:15 2 pgs
Fees:13.00 Taxes:604.95
20080923-0096591

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John E. Toney, Jr. and Sheila G. Toney, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey **a life estate unto Lavurn Hathcock, a one-third interest to Janet Ingram Miller, a one-third interest to Johnny Hathcock, a one-sixth interest to Jay B. Hathcock, and a one-sixth interest to Whitney Hathcock George** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. X-402, together with the Carport designated No. X-402-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Phase One, Section Four, Condominium Apartments, recorded in Book 4860, Pages 107, 108, and 109, of the Registers Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, of the Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Registers Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carol E. McKinnon, single, by Warranty Deed dated August 6, 1976, from Haury and Smith Contractors, Inc., in Book 5055, Page 381, Register's Office for Davidson County, Tennessee. Carol E. McKinnon died testate on November 16, 2007. By virtue of her Last Will and Testament, she devised the subject property to John E. Toney, Jr., as approved by Order of Probate Without Formal Administration, Docket No. 08P-444, entered on April 2, 2008. The said John E. Toney, Jr., conveyed the subject property to John E. Toney, Jr., and wife, Sheila G. Toney, by Deed to Create Tenancy By The Entirety dated April 18, 2008, in Instrument No. 20080418-0039673, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit recorded simultaneously herewith in Instrument No. 20080923-0096590 **, said Register's Office.**

This is property with a common address of 1044 Todd Preis Drive, Nashville, TN 37221.

365
Jet

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4860, Page 107, 108, and 109, said Register's office and all matters therein; 3) Master Deed in Book 4892, Page 440; Book 4956, Page 756; Instrument No. 20050128-0010626; and Instrument No. 20050602-0062760, said Register's Office; 4) By-Laws in Book 4892, Page 456, said Register's Office; 5) Easements in Book 174, Page 70; Book 3770, Page 6; Book 2274, Page 547, said Register's Office; 6) Charter in Instrument No. 20050415-0042394, said Register's office; 7) Rights of ingress and egress to any cemetery located on the subject property; 8) Plat of Revised Section Four, River Plantation, in Book 4860, Page 16, and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $163,500.00.

Janet Ingram Millard
Affiant

Subscribed and sworn before me this 17th day of September, 2008.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **September, 2008**.

John E. Toney, Jr.

Sheila G. Toney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John E. Toney, Jr. and Sheila G. Toney, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at office this **17th** day of **September, 2008**.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0809-142.wd