WARRANTY DEED

G-GB-08-0902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2008.

Notary Public

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

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

NOTARY PUBLIC AT LARGE
TENN. RUDY SERVICES

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shipman	WR Starkey Mortgage LLP	
902 General George Patton Rd. (ADDRESS)	(NAME) 5055 W Park Blvd., Suite 300 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	142-09C-902.00CO

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 DIANE RICHARDSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SHIPMAN, A SINGLE MAN AND DONALD ARKOVITZ AND MARTHA SHIPMAN ARKOVITZ, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 902, TOGETHER WITH CARPORT DESIGNATED NO. 902C ON THE PLAN OF PHASE ONE, LOT TWO, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 135, AMENDED IN PLAT BOOK 5200, PAGE 257, 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 FIVE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5410, PAGE 248, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DIANE RICHARDSON BY DEED FROM JOHN P. NYGREN AND WIFE, MARITE NYGREN OF RECORD IN INSTRUMENT 200603230033337 ON 02/03/2006 AND FILED FOR RECORD ON 03/23/2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGE 135 AND PLAT BOOK 5200, PAGE 257; MASTER DEED OF RECORD IN BOOK 5410, PAGE 248; EASEMENTS OF RECORD IN BOOK 2274, PAGE 547 AND BOOK 3770, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (X) property, known as 902 Gen George Patton 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: 12/29/08 10:58 2 pgs
Fees:13.00 Taxes:588.30
20081229-0122797

Witness my/our hand(s) this 22nd day of December, 2008.

Diane Richardson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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