Davidson County DEEDWARR
Recvd: 12/31/08 11:36 2 pgs
Fees:13.00 Taxes:684.50
20081231-0123984

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***185,000.00.

Affiant

Subscribed and sworn to before me this 30 day of December, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Mary Margaret Pascall 8953 Sawyer Brown Road Nashville, Tennessee 37221	SAME	MAP 142-09-0 H PARCEL 007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($***185,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James C. Renegar, III, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mary Margaret Pascall, unmarried, and John Patrick Adey, unmarried, as tenants in common with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium, being Unit No. 8953, together with a Carport designated No. 8953-c, of River Plantation, Phase I, Section IX, of record in Plat Book 7900, Page 98, corrected in Book 8123, Page 692, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation (Section Nine) of record in Book 8061, Page 341, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to James C. Renegar, III, by Warranty Deed dated July 20, 2005, from Scott B. Hertzberg and wife, Kimberly L. Hertzberg, of record as Instrument Number 20050729-0089200, in the Register's Office for Davidson County, Tennessee.

Rebecca April Renegar, spouse of James C. Renegar, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 8953 Sawyer Brown Road, Nashville, Tennessee 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 and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2009 and all future years. The 2008 real estate taxes were paid at closing and were prorated between the parties herein.

2. Matters, if any, shown on the Plan of River Plantation, Phase I, Section IX, of record in Book 7900, page 98, as corrected in Book 8123, page 692, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, rules, regulations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of December, 2008.

James C. Renegar, III

Rebecca April Renegar

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 James C. Renegar, III, and Rebecca April Renegar, the bargainors, 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 and official seal this 19th day of December, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY