THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28529-03-2009** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Patricia Diane Ellis 1332 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142090E11800CO

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, **Steven Wilson, Executor of the Estate of Pauline I. Wilson, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Diane Ellis** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1332 General 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 3rd day of April, 2009.

Estate of Pauline Wilson

BY: Steven Wilson, Executor of the Estate of Pauline I. Wilson, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Steven Wilson, Executor of the Estate of Pauline I. Wilson, deceased,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd day of April, 2009.

Notary Public

My Commission Expires: _____

(SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090024021 DEEDWARR
Recvd: 04/13/09 10:26 2 pgs
Fees:13.00 Taxes:621.60
20090413-0032799

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1332, together with Carport designated No. C-1332, on the Plan of River Plantation, Section Seven, Phase One, of record in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, 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 Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to James P. Wilson, Jr. and wife, Pauline I. Wilson by Deed dated September 19, 1985 from Haury & Smith Contractors, Inc. of record in Book 6661, page 190, Register's Office for Davidson County, Tennessee. James P. Wilson, Jr. predeceased Pauline I. Wilson, who died on November 5, 2008. By will of Pauline I. Wilson, of record in Docket No. 08P-1920, Davidson County Probate Court Clerk's Office, her Executor was directed to sell "her home", which was subject property, and any real estate which she owned was to be administered as part of her probate estate. Letters Testamentary were issued to Steven Wilson.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable.
2. By-Laws of River Plantation, Section Seven, of record in Book 6226, page 18, 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 Seven, of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212