Recd + Post

This Instrument Prepared By:
M. T. Taylor, Jr.- Attorney at Law
339 Main Street
Franklin, TN. 37064

BILL GARRETT, Davidson County
Trans:T20090044898 DEEDWARR
Recvd: 07/06/09 09:07 2 pgs
Fees:13.00 Taxes:555.00
20090706-0062287

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL:
Kyle Wesley Hooton 2000 Trust	SAME	142-05-O-D-062.00 CO.
c/o Tom Price, Trustee		
3825 Bedford Avenue, Ste 202		
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Jo Birdwell, unmarried, by and through Michael Gregory Underwood as my Attorney-in-Fact (*SEE* Special Power of Attorney to Sell Real Estate recorded at Instrument #** 20090706-0062286 **)**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto the **Kyle Wesley Hooton 2000 Trust**, hereinafter called the Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

This is improved property known as : **973 Todd Preis Dr., Nashville TN (Davidson County)**

Being Unit K-403, together with the carport designated No. K-403-C in River Plantation, Phase One, Section Four, a condominium, a Horizontal Property Regime, of record in Plat Book 4860, Pages 17, 18 and 19, and as amended in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Jo Birdwell, unmarried, by Warranty Deed from Jane St. Charles, unmarried, dated January 15, 1992 and recorded at 10:35 a.m. on January 21, 1992 in Book 8531, page 783, Register's Office for Davidson County, Tennessee.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) **Map/Parcel: 142-05-O-D-062.00 CO. [973 Todd Preis Dr., Nashville, TN]**

a) The 2008 Davidson County property taxes have been PAID in the amount of $1,373.60 Dollars on November 7, 2008 with receipt number #9016969.0001.

b) The 2009 Davidson County property taxes are a lien but are not yet due or payable. *Same will be prorated and the buyer's responsibility to pay Oct. '09.*

2) Subject to any and all building and zoning regulations of City, County and State.

3) Master Deed of record in Book 4892, page 440, AMENDED by Book 4956, page 756, AMENDED by Instrument No. 200501280010626.

4) By-Laws of record in Book 4892, page 456, R.O.D.C., TN.

5) Plan of River Plantation, Phase One, Section Four, Amended Plat of record in Plat Book 4860, page 107, 108 & 109, Register's Office for Davidson County, Tennessee. (R.O.D.C., TN)

6) NOTE: The carport designated as No. K-403-C is included.

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 singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is SOLD "AS IS" and known as:

973 Todd Preis Dr., Nashville, TN (Davidson County)

WITNESS our hands this 1st day of July, 2009.

MARY JO BIRDWELL (*unmarried*)

By: _____
Michael Gregory Underwood, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Michael Gregory Underwood**, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **Mary Jo Birdwell (*unmarried*)**, and further acknowledged that he executed same as the free act and deed of **Mary Jo Birdwell (*unmarried*)**.

Witness my hand this 1st day of July, 2009.

M.T. TAYLOR JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

_____
NOTARY PUBLIC

My Commission Expires: 9-27-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ELIZABETH C. GILES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater for this transfer is $150,000.00 Dollars.

_____ Trustee
AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of July, 2009.

_____
NOTARY PUBLIC

My Commission Expires: July 25, 2009