BILL GARRETT, Davidson County
Trans:T20090067794 DEEDWARR
Recvd: 10/05/09 13:35 2 pgs
Fees:13.00 Taxes:547.60
20091005-0092413

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50200
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah E. Cole 537 Plantation Court Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 142050A12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Phillip Barker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah E. Cole** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. U-4 together with the carport designated as U-4-C, of Section 2, River Plantation Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Edward S. Arnold by warranty deed from Sheri Gail Harris, a single person, dated Sept. 14, 1990 and recorded on Sept. 17, 1990 of record in Book 8197, page 542, Register's Office for Davidson County, Tennessee. The said Edward S. Arnold has since died. By Quitclaim Deed dated October 13, 2006 and recorded on October 24, 2006 of record in Doc. No. 20061024-0131763, said Register's Office, John Christian Henry Executor of the Estate of Edward Stanley Arnold, conveyed subject property to Daniel Phillip Barker.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Pages 136 and 137, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4661, page 334, Book 4691, page 906, Book 6354 page 676, Book 6436, page 389, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 537 Plantation Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 2009.

Daniel Phillip Barker

Daniel Phillip Barker

State of GEORGIA

County of Fulton

On this 1st day of October, 2009 , before me the undersigned authority, personally appeared Daniel Phillip Barker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SANDRA B. LAWSON
Sandra B. Lawson
Notary

My Commission Expires: June 5, 2013

SANDRA B. LAWSON NOTARY PUBLIC DeKalb County, GEORGIA

State of GEORGIA

County of DeKalb County

SANDRA B. LAWSON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires 6/5/2013

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Sworn and subscribed before me this the 2nd day of October, 2009

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires May 2, 2011