Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20090073633 DEEDWARR
Recvd: 10/29/09 11:49 2 pgs
Fees:13.00 Taxes:832.50
20091029-0099945

09-0326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 2009.

Notary Public
My Commission Expires 01/09/12

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juanita Shaver	New Owner	142-13-C
8729 Sawyer Brown Road		8.00CO
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Linda J. Ellingwood, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Juanita Shaver, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 8729, together with the carport designated No 8729-C, in River Plantation, Section Eleven, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, recorded in Book 9700, Page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 482, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, Page 361, and Plat Book 9700, Page 748, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Linda J. Ellingwood, unmarried, by deed from Haury and Smith Contractors, Inc., dated February 10, 1999, of record in Book 11339, Page 422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8729 Sawyer Brown Road, Nashville, TN 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; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 28th day of October, 2009.

Linda J. Ellingwood, by Philip Daniel Baltz, attorney in fact

Linda J. Ellingwood
By: Philip Daniel Baltz, Attorney in Fact

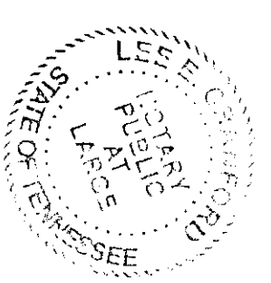
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Philip Daniel Baltz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **Linda J. Ellingwood** and that he/she is authorized by **Linda J. Ellingwood** to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of October, 2009.

Notary Public at Large

My Commission Expires: 01/09/12



This instrument is being recorded simultaneously with the power of attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.