WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090087632 DEEDWARR
Recvd: 12/30/09 14:07 2 pgs
Fees: 13.00 Taxes: 462.50
20091230-0118544

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

R-DD-09-0200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Billy Wayne Brown
Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Wayne Brown	New Owner (NAME)	
200 Riverstone Court #200 (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	85-14-A-200.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RICHARD L. SHELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BILLY WAYNE BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 200, RIVERSTONE CONDOMINIUM, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 317 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6998, PAGE 839, RESTATED IN BOOK 7245, PAGE 211 AND AMENDED IN BOOK 11016, PAGE 159, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RICHARD L. SHELTON, UNMARRIED, BY WARRANTY DEED FROM KATHY R. WELCH, UNMARRIED, RECORDED ON THE 29TH DAY OF SEPTEMBER, 1999 IN BOOK 11680, PAGE 636, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 6200, PAGE 466; BOOK 6900, PAGE 317; BOOK 7120, PAGE 707; BOOK 7237, PAGE 151; BOOK 7824, PAGE 211; BOOK 11016, PAGE 159; BOOK 4786, PAGE 789; BOOK 7295, PAGE 991; BOOK 11016, PAGE 153; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 200 Riverstone Court #200, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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, 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 GRANTEE(S), 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 my/our hand(s) this 21st day of December, 2009.

Richard L. Shelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L. Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903