THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, Tennessee 37055
LER 37910

BILL GARRETT, Davidson County
Trans:T20100023465 DEEDWARR
Recvd: 04/20/10 15:04 2 pgs
Fees:13.00 Taxes:471.75
20100420-0029874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($127,500.00) DOLLARS, cash in hand paid by JOHN GILBERT and wife, SUE GILBERT, receipt of which is hereby acknowledged, I, SIDNEY J. PARKER, JR., unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JOHN GILBERT and wife, SUE GILBERT, their heirs and assigns, a certain tract or parcel of land as follows:

Unit No. 1060, together with the Carport designated No. 1060-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Also conveyed herewith is the right to use all easements, roadways and common elements as set forth in Book 5794, Page 526 and amended in Instrument 20050504-0050172, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lora Mae Parker by deed from John J. Friedli, Sr., dated July 29, 1996, and of record in Deed Book 10139, Page 420, in the Register's Office of Davidson County, Tennessee. Also being part of the same property in which a life estate interest was devised to Kay L. Parker and the remainder interest to Sidney J. Parker, Jr. by Last Will and Testament of Lora Mae Parker, filed in Docket # 00P759 (See also Will Book 235, Page 92-97) in the Probate Court of Davidson County, Tennessee. Said life estate interest of Kay L. Parker terminated upon her death. (See Docket No. 09P-1338 in the Probate Court of Davidson County, Tennessee.)

This conveyance is subject to the terms and conditions set forth in the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Six) of record in Book 5794, Page 526, in the Register's Office of Davidson County, Tennessee and the Supplement and Amendment of said Master Deed etal, of record in Instrument 20050504-0050172, in the Register's Office of Davidson County, Tennessee which includes By Laws, Restrictions Determination of Common Expenses & Organization of Homeowner's Association.

This conveyance is subject to all matters as shown on plat of record in Book 5200, Page 359-360, in the Register's Office of 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 JOHN GILBERT and wife, SUE GILBERT, their heirs and assigns, forever. And I do covenant with the said JOHN GILBERT and wife, SUE GILBERT, that I am lawfully

seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2010 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JOHN GILBERT and wife, SUE GILBERT, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 16th day of April, 2010.

Sidney J. Parker, Jr.
SIDNEY J. PARKER, JR.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, SIDNEY J. PARKER, JR., unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of April, 2010.

Kelly Grigsby
NOTARY PUBLIC

My Commission Expires: 08/23/2010

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 08/23/10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $127,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John Gilbert
AFFIANT

Sworn to and subscribed to before me this 16th day of April, 2010.

Kelly Grigsby
NOTARY PUBLIC

My Commission Expires: 08/23/2010

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 08/23/10

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Tax Map / Parcel: 142 09 0D 129.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. JOHN GILBERT
316 Stayton Rd.
Cumberland Furnace, TN 37051