[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Donny J. Bear		Map/Parcel -
418 West 5th Street	New Owner	142090E07900CO
Dickson, TN 37055		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Annie Kathryn Bear, unmarried** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Donny J. Bear** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 1280, together with the Carport designated No. 1280-C, in River Plantation, Section Seven, 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 Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, 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 Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as copied herein.

Being the same property conveyed to George T. Proctor and Kathryn A. Proctor, husband and wife by Warranty Deed from Harold D. Witt, Jr. And Judy K. Witt, husband and wife, recorded on the 20th day of August, 2004 in Instrument No. 20040820-0100713 as corrected at Instrument No. 20040901-0105706, in the Register's Office of Davidson County, Tennessee.

The said George T. Proctor has since died and title was solely vested to Kathryn A. Proctor upon his death.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, PHASE 1, RIVER PLANTATION, as recorded in Plat Book 5200, Page(s) 705 and 706, amended in Plat Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION 7, PHASE 1, RIVER PLANTATION Condominium of record in Book 6226, Page 9, said Register's Office.
4. Terms and provisions of by-Laws of River Plantation Section Seven recorded in Book 6226, Page 18, said Register's Office.
5. Charter for River Plantation Section VII recorded at Instrument No. 20070405-0041036, said Register's Office.

This is improved property commonly known as: 1280 General George Patton, Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20100046219 DEEDWARR
Recvd: 07/28/10 13:08 2 pgs
Fees:13.00 Taxes:185.00
20100728-0059193

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me
this 27th day of July, 2010

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of July, 2010.

Annie Kathryn Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2010, before me personally appeared Annie Kathryn Proctor to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013