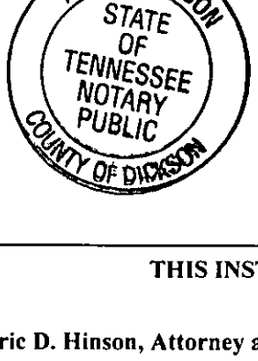
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Hickman

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,200.00.

Michael Rickenbaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Aric D. Hinson, Attorney at Law, 5707 Highway 100, Lyles, Tennessee 37098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL RICKENBAKER AND ALLISON RICKENBAKER	NEW OWNERS	142050D05400CO
(NAME) 980 TODD PREIS DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JAMES G. SMITH,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL RICKENBAKER AND WIFE, ALLISON RICKENBAKER,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All of the right, title and interest in and to the following described condominium unit located in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. L-406 of River Plantation Condominium Apartments, Section 4, as of record in Book 4860, Pages 17, 18, and 19, Register's Office for Davidson County, Tennessee, together with the Carport Designation as No. L-406-C as shown on said Plan, all as described by the Master Deed Establishing Horizontal Property Regime of record in Book 4892, Page 440, amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Smith by Quitclaim Deed from William J. Smith and wife, Patricia Ann Smith of record in Instrument# 20100420-0029661; said property having been conveyed to William J. Smith and wife, Patricia Ann Smith by Quitclaim Deed from William J. Smith as Administrator for the Estate of Andrea Ladd Smith of record in Instrument# 20100323-0021761, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100049523 DEEDWARR
Recvd: 08/10/10 12:35 2 pgs
Fees:13.00 Taxes:237.54
20100810-0063170

THIS CONVEYANCE IS MADE SUBJECT TO: RIGHT-OF-WAY OF TODD PREIS DRIVE; RESTRICTIONS, EASEMENTS, TERMS, CONDITIONS, BY-LAWS AND PLATS, IF ANY, APPEARING OF RECORD AND AFFECTING THE PREMISES; BUILDING AND ZONING REGULATIONS OF CITY, COUNTY, AND STATE; AND 2010 COUNTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is () Unimproved (X) Improved property known as: 980 TODD PREIS DRIVE, 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, except as set out above; 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 my hand this 4TH day of August, 2010.

JAMES G. SMITH

STATE OF TENNESSEE

COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JAMES G. SMITH,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 4TH day of August, 2010.

My Commission Expires: 6-19-12

Notary Public

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON