THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091133** WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $66,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: James W. Adams and Marion M. Adams 1120 General George Patton Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D03700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yvette E. Mayne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Adams and Marion M. Adams, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1120, SECTION 6, PHASE 1, RIVER PLANTATION CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5200, Pages 359 and 360, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Mayne and wife, Yvette E. Mayne by Warranty Deed from Haury & Smith Contractors, Inc., recorded on the 29th day of September, 1982 in Deed Book 5942, Page 920, in the Register's Office of Davidson County, Tennessee. The said David R. Mayne having since died on March 22, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, PHASE 1, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 359 and 360, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of Amendment to by-Laws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541.

BILL GARRETT, Davidson County
Trans:T20100058225 DEEDWARR
Recvd: 09/16/10 08:38 2 pgs
Fees:13.00 Taxes:244.20
20100916-0073604

Charter of River Plantation Condominium Homeowners Association, recorded at Instrument No. 20050415-0042393.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION of record in Book 5794, Page 526, as amended by instrument(s) of record in Instrument Nos. 20050504-0050172 and 20080423-0041324, as corrected by Scrivener's Affidavit recorded at Instrument No. 20080429-0043657 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 2274, Page 547.

This is improved property located at 1120 General George Patton Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2010.

Yvette E. Mayne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yvette E. Mayne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY