THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100062136 DEEDWARR
Recvd: 10/01/10 13:53 2 pgs
Fees:13.00 Taxes:203.50
20101001-0078569

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***55,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 29th day of September, 2010.

Notary Public

My Commission Expires: 6.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Cynthia French 8580 Sawyer Brown Road Nashville, Tennessee 37221	SAME	MAP 142-13-0 C PARCEL 020.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Five Thousand and 00/100 Dollars ($***55,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ruth C. Elkins, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Cynthia French and Margaret Nelson French, both unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 8580, together with carport designed No. 8580-C of River Plantation, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Tennessee, as shown on the Plat of River Plantation, Section X, Phase II-D, Condominium apartments, record in Plat Book 9700, pages 203 and 204, said Register's Office, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office, to which reference is hereby made, and in annexation document in Book 10136, page 708, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto recorded in Book 9384, page 598, et seq, as applied to Section X, Phase II-A, Section X, Phase II-B, Section X, Phase II-C, Section X, Phase II-D and Section X, Phase II-E, by annexation documents in Book 9780, page 284, Book 9669, page 111, Book 10024, page 409, Book 10136, page 708 and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Brodie H. Elkins and spouse, Ruth C. Elkins, by Warranty Deed dated July 28, 1999, from Karen L. Crocetta, unmarried, and Barbara S. Crocetta, unmarried, of record in Book 11599, page 956, in the Register's Office for Davidson County, Tennessee; the said Brodie H. Elkins having since died.

This is improved property known as 8580 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she 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 follows:

1. Real estate taxes for all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of River Plantation, Section X, Phase II-D of record in Book 9700, pages 203 and 204, and Master Deed of record in Book 9394, page 598, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

29th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of September, 2010.

Ruth C. Elkins

Ruth C. Elkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 29th day of September, 2010.

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY