BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur L. Owens	Regions Bank	142-13-C
(NAME)	(NAME)	(MAP)
8726 Sawyer Brown Road	2050 Parkway Off Cir.	83.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bunny Mattes, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arthur L. Owens and wife, Lea Ann Owens**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 8726, together with the carport designated No. 8726-C, of River Plantation, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of River Plantation, Section XI, Phase 1A, Condominium apartments, recorded in Plat Book 9700, page 694, said Register's Office, and described in a Master Deed recorded in Book 8061, page 341, Book 8844, page 642, Book 8975, page 89 and Book 10628, page 661, said Register's Office, 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, Condominium Apartments contained in the Master Deed recorded in Book 8061, page 341, Book 8844, page 642, Book 8975, page 89 and Book 10628, page 661, and By-Laws recorded in Book 4784, page 482 and Book 5794, page 526, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ralph Mattes and wife, Bunny Mattes, by deed dated March 23, 1999, from Haury and Smith Contractors, Inc., of record in Book 11398, page 139, Register's Office for Davidson County, TN. The said Ralph Mattes having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 8726 Sawyer Brown Road, Nashville, Tennessee 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, unless otherwise herein set out; 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.

BILL GARRETT, Davidson County
Trans:T20120001772 DEEDWARR
Recvd: 01/09/12 11:10 2 pgs
Fees:13.00 Taxes:666.00
20120109-0002094

Witness my hand this 4th day of January, 2012.

Bunny Mattes
by Jeff Mattes

Bunny Mattes
By Jeff Mattes, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeff Mattes, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Bunny Mattes and that he is authorized by Bunny Mattes to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 4th day of January, 2012.

Notary Public

My Commission expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.