Return:

This Instrument Prepared By: Gail P. Pigg
Farrell & Pigg, Attorneys
916 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 4578 PAGE 55

Address New Owner(s) As Follows:	Send Tax Bills:	Map Parcel No(s)
Mildred Ebert, a life estate, with remainder to Mildred Bauer	Same	9D-G 4506
Unit No. A-4, River Plantations Highway 70, South		142-1A
Nashville, Tennessee		PAR 4 4A Bal

WARRANTY DEED

FOR AND IN 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, we HAURY AND SMITH CONTRACTORS, INC., a Tennessee Corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

MILDRED EBERT, a life estate, with remainder to MILDRED BAUER

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit No. A-4, together with the Carport designated No. A-4-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. A-4, Highway 70 South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 unit 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 unit 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 17th day of February, 1972.

HAURY AND SMITH CONTRACTORS, INC.

BY: Leon Haury Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Gail Pegg, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President, of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 1972.

Gail Pegg
Notary Public

My Commission Expires: 4-30-73.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FEB22 CONV 27,500.00
FEB22 S'TAX A* 71.50
FEB22 PR'FEE A* .50
FEB22 W'DEED A* 4.00 * 76.00

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00.

Gail Pegg
Affiant

Subscribed and sworn to before me, this the 18th day of February, 1972.

Vicki L. Bell
Notary Public

My Commission Expires: 10-29-75.

B 49210

IDENTIF. REFERENCE

FEB 22 12 22 PM '72

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.