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

[Address New Owner(s):	Send Tax Bills:	Map Parcel #]
[Margaret W. Willis	[Home Federal Savings & Loan]	Map 142-1A]
[C-5 River Plantation	[L & C Tower]	Par 17-17A]
[Highway 70 South	[Fourth & Church Street]	FB# 9D64532]
[Nashville, Tennessee	[Nashville, Tennessee]	]

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, I, Hilton M. Austin, and wife, Willene B. Austin, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

MARGARET W. WILLIS, Unmarried

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. C-5, together with the Carport designated No. C-5-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 Plantation, 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 Platnations, 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. C-5, Highway 70 South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, with appurtenances, estate, title and interest thereto belonging to 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 and the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly understood that the Grantees herein shall assume the unpaid balance of a note, secured by a Deed of Trust of record in Book 4582, page 273, Register's Office for Davidson County, Tennessee, payable to Home Federal Savings and Loan Association of Nashville.

WITNESS my hand this 5th day of January, 1973.

Willene B. Austin

Willene B. Austin

Hilton M. Austin

Hilton M. Austin,

STATE OF TENNESSEE

BOOK 4671 PAGE 21

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, Hilton M. Austin, and wife, Willene B. Austin, the within named bargainors, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1973.

_____
Notary Public

My commission expires: 4/30/73

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,900.00 .

_____
Affiant

Subscribed and sworn to before me, this the 5th day of January, 1973.

_____
Notary Public

My commission expires: 4/30/73

390603

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IDENTIF. REFERENCE

JAN 10 12 35 PM '73

FELIX W. ... REGISTER
DAVIDSON COUNTY, TENN.

JAN10	CONV	23,900.00				
JAN10	S'TAX		A*	62.14		
JAN10	PR'FEE		A*	.50		
JAN10	W'DEED		A*	4.00	*	66.64