WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruth Keaton	Fidelity Federal Savings & Loan Association	Map 142-5-A
(NAME)	(NAME)	
C-1, 500 Plantation Court	226 Third Avenue, North	11 & 11-A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	9D-64645
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association and secured by a Deed of Trust of record in Book 4767, page 129, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

DELBERT G. BREECE and wife, WILMA O. BREECE

have this day bargained and sold, and do hereby transfer and convey unto the said

RUTH KEATON

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. C-1, together with the Carport designated No. C-1-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 334, of the Register's Office for 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 Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, 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. Also incorporated herein are the amended by-laws of record in Book 4691, page 906, said Register's Office.

Being the same property conveyed to Delbert G. Breece and wife, Wilma O. Breece by deed from Haury and Smith Contractors, Inc. of record in Book 4767, page 127, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,900.00

Subscribed and sworn to before me, this the 5th day of March, 1974

Affiant: Ruth Keaton

My commission expires: 4/27/77 (Affix Seal)

Notary Public: Gail Pigg

This is improved (or) unimproved property, known as C-1, 500 Plantation Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ruth Keaton their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1974 taxes and as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Ruth Keaton their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 5th day of March, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Delbert G. Breece

Wilma O. Breece

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Delbert G. Breece and wife, Wilma O. Breece

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 1974.

Gail Pigg
Notary Public

My Commission expires 4/27/77

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., this .....day of ....., 19....

.....
Notary Public

Commission expires .....

MAR-6 CONV 35,900.00
MAR-6 STAX A* 93.34
MAR-6 PRFEE A* .50
MAR-6 MTGDEED A* 4.00 * 97.84

C 44591

IDENTIF. REFERENCE

MAR 6 3 26 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Delbert G. Breece et ux

TO
Ruth Keaton

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg