File In File Room
L-50-660-0

BOOK 4802 PAGE 30

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

| Address New Owner(s) As Follows: | Send Tax Bills: | Map Parcel No(s) |
|---|---|---|
| Kenneth M. Stedman and wife, Ruth P. Stedman | Home Federal Savings and Loan Assn. | 142-5-B |
| K-305, 8300 Sawyer Brown Road | L & C Tower | 60 |
| Nashville, Tennessee 37221 | Nashville, Tennessee 37219 | PW |

## 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 consideration, 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

KENNETH M. STEDMAN and wife, RUTH P. STEDMAN

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. K-305, together with the Carport designated No. K-305-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, 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 Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, 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. K-305, 8300 Sawyer Brown Road, 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 whosoever. 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 1st day of April, 1974.

HAURY AND SMITH CONTRACTORS, INC.

BY: Reese L. Smith, Jr.
Reese L. Smith, Jr., President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Gail Pigg, 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 him self 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 purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of April, 1974.

Gail Pigg
Notary Public

My commission expires: 4/27/77

GAIL PIGG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

IDENTIF. REFERENCE

APR 2 3 22 PM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

C 4 8 2 1 5

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ 35,280.00.

Kenneth M. Stedman
Affiant

Subscribed and sworn to before me, this the 1st day of April, 1974.

Gail Pigg
Notary Public

My commission expires: 4/27/77

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | | | | | |
|---|---|---|---|---|---|
| APR-2? | CONV | 35,280.00 | | | |
| APR-2? S TAX | | | A* | 91.78 | |
| APR-2? PR FEE | | | A* | .50 | |
| APR-2? | W DEED | | A* | 4.00 | * 96.28 |