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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill B. Ryser and wife, Harolyn J. Ryser (NAME)	Home Federal Savings & Loan Association (NAME)	Map 142-5A
E-5, 500 Plantation Court (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#31
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	9D-64666 M.P.

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

WILLIAM C. SMITH and wife, ROBBIEANNA R. SMITH

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

BILL B. RYSER and wife, HAROLYN J. RYSER

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-5, together with the Carport designated No. E-5-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 William C. Smith and wife, Robbieanna R. Smith by deed from Haury and Smith Contractors, Inc. of record in Book 4761, page 138, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,500.00

Subscribed and sworn to before me, this the 4th day of April, 19 75

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

Affiant

Notary Public

This is improved (X) unimproved property, known as E-5, 500 Plantation Court, Nashville, Tennessee 37221
(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

Bill B. Ryser and wife, Harolyn J. Ryser

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 1975 taxes, restrictions of record, and plan of record in Bk. 4460, pgs. 136 and 137, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bill B. Ryser and wife, Harolyn J. Ryser

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of April, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Smith

Robbieanna R. Smith

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. HOGG, ATTORNEY
916 L. C. [illegible] RD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Smith and wife, Robbieanna R. Smith

the within named bargainors, 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 4th day of April, 19 75

Notary Public

My commission expires 4/27/77

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.....

APR-7[75]	CONV	37,500.00			
APR-7[75]	S'TAX		A*	97.50	
APR-7[75]	PR'FEE		A*	.50	
APR-7[75]	W'DEED		A*	4.00	* 102.00

C 93386

IDENTIF. REFERENCE

APR 7 3 03 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg

WARRANTY DEED

FROM William C. Smith et ux

TO Bill B. Ryser et ux

File In File Room
L-50-724-1