BOOK 4917 PAGE 595

# WARRANTY DEED

This instrument prepared by:
Gail Pigg, Attorney
230 Fourth Avenue, North
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Ellen Conroy | Home Federal Savings & Loan Association | 142-1A |
| (NAME) M-4, 8207 Sawyer Brown Rd. | (NAME) 230 Fourth Avenue, North | #84 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37221 | (STREET ADDRESS) Nashville, Tennessee 37219 | 9D-64611 |
| (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 Home Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 4629, page 630, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

EDWARD STANLEY RUST and wife, RUTH ANNE RUST

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

ELLEN CONROY

her *(successors), heirs and assigns,*

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

Unit No. M-4, together with the Carport designated No. M-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 Regisger'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.

Being the same property conveyed to Edward Stanley Rust, Single, by deed from Haury and Smith Contractors, Inc. of record in Book 4629, page 628, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,603.56

Subscribed and sworn to before me, this the 30th day of May, 1975

Affiant Ellen Conroy

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

Notary Public Gail Pigg

This is (Unimproved) (Improved X) property, known as M-4, 8207 Sawyer Brown Road, 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*

Ellen Conroy

Her *(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 Book 4460, page 59, 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* Ellen Conroy

her

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

*Witness* our *hand* s *this* 2nd *day of* May, *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.*

E. Stanley Rust
Edward Stanley Rust

Ruth Anne Rust
Ruth Anne Rust

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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, Edward Stanley Rust and wife, Ruth Anne Rust

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 2nd day of May, 19 75

Gail Pigg
Notary Public

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.....

JUN-2 75 CONV 28,603.56
JUN-2 75 S'TAX A* 74.36
JUN-2 75 PR'FEE A* .50
JUN-2 75 W'DEED A* 4.00 * 78.86

D 0 0 6 3 8

IDENTIF REFERENCE

JUN 2 11 21 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Edward Stanley Rust et ux

TO
Ellen Conroy

Compliments of

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

RETURN TO GAIL PIGG