This Instrument Prepared By: Gail P. Pigg, Attorney
mail 230 Fourth Avenue, North
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills:	Map Parcel No(s)
James J. Keras and wife, Catherine C. Keras	SAME	
E-401, 925 Todd Preis Drive		148-5-D
Nashville, TN 37221		67

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

JAMES J. KERAS and wife, CATHERINE C. KERAS

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. E-401, together with the Carport designated No. E-401-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, page 440, amended in Book 4956, page 756, 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 Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, 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. E-401, 925 Todd Preis Drive, 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 12th day of December, 1975

HAURY AND SMITH CONTRACTORS, INC.

BY: Roger L Smith III

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of December, 1975.

Gail Pigg
Notary Public

My Commission Expires: 4/27/77

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00.

James J. Keras
Affiant

Subscribed and sworn to before me, this the 12th day of December, 1975.

Gail Pigg
Notary Public

My Commission Expires: 4/27/77

IDENTIFICATION REFERENCE

D 28500

FELIX Z. HUNTSUCKER
DAVIDSON COUNTY, TENN.
REGISTER

Dec 16 4 14 PM '75

DEC16 75	CONV	39,500.00			
DEC16 75 S'TAX			B*	102.70	
DEC16 75 PR'FEE			B*	.50	
DEC16 75	W'DEED		B*	4.00	* 107.20