This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Notices To:
1st Fed. S & L Assoc.
236 4th Ave North
Nashville, TN

Map No. 142-5-B
Parcel No. 34

BOOK 5062 PAGE 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations the receipt of which is acknowledged, EDUARDO A. RIVERA and wife, SONIA R. RIVERA, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto JEANNE S. BODFISH,

their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

UNIT No. F-302 together with the carport designated No. F-302-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 and 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.

amended in Book 4675 pages 103-105

BEING the same property conveyed to Eduardo A. Rivera and wife, Sonia R. Rivera, by warranty deed from Haury & Smith Contractors, Inc., as of record in Book 4826, page 800, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit No. F-302, 8300 Sawyer Brown Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said JEANNE S. BODFISH, their successors 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 by 1976 property taxes which have been prorated and assumed by the Grantees and by the easements, restrictive covenants, conditions and regulations imposed on tenants of River Plantation, Section 3, Condominium Apartments as set forth above.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said JEANNE S. BODFISH, their successors and assigns against the lawful claims of all persons.

WITNESS OUR HANDS, this 10 day of June, 1976.

D64880

T IDENTIF. REFERENCE

AUG 25 1 35 PM '76

FELIX E. ... DAVIDSON COUNTY, TENN.

Eduardo A. Rivera
EDUARDO A. RIVERA

Sonia R. Rivera
SONIA R. RIVERA

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Julia Crozier, a notary public, in and for said county and state, Eduardo A. Rivera and wife, Sonia R. Rivera, the within named grantors, 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 19th day of June, 1976.

JULIA CROZIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Julia Crozier
Notary Public

My Commission Expires:
May 24, 1980

AUG25 STATE TAX CONV 39,000.00 B* 101.40
AUG25 PR'FEE B* .50
AUG25 W'DEED B* 4.00 * 105.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $39,000.00.

Terry R Moore
Affiant

Sworn to and subscribed before me this 24 day of August, 1976.

M. A. BAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

H. G. Bauer
Notary Public

My Commission Expires:
9-7-77