WARRANTY DEED

BOOK 5064 PAGE 143

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Emma Jane Vidrine	Fidelity Federal Savings & Loan	Map 142-1-A
(NAME) B-5 River Plantation	(NAME) 401 Union Street	Par. 11
(STREET ADDRESS OR ROUTE NUMBER) 8207 Sawyer Brown Rd.	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) Nashville, Tn. 37221 (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

OTHER GOOD AND VALUABLE CONSIDERATION AND TEN ($10.00)---------- *Dollars,*

JAMES B. NUGENT and wife,
KATHRYN J. NUGENT,

hereinafter called the Grantees

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

EMMA JANE VIDRINE, unmarried

her *(successors), heirs and assigns,*

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

Unit No. B-5, together with the Carport designated No. B-5-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, Page 59 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4562, Page 474, 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 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.

By acceptance of this deed, grantee herein assumes and agrees to pay th balance outstanding on that certain deed of trust from grantors herein in favor of Fidelity Federal Savings & Loan, Nashville, Tennessee, as recorded in Deed Book 4635, Page 94, with an approximate principal balance at this time of $18,346.55.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 31,500

Subscribed and sworn to before me, this the 31st day of August 19 76

Affiant Emma Jane Vidrine

My commission expires: July 24, 1977 (Affix Seal) Notary Public Jeanette S. Barker

( ) ( )
This is improved (X) property, known as B-5 Phase I River Plantation Condominiums, 8207 Sawyer Brown Rd., Nashville, Tn. 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

Emma Jane Vidrine

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Emma Jane Vidrine, her

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

Witness our *hand* s *this* 31st *day of* August, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B. Nugent

Kathryn J. Nugent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James B. Nugent and Kathryn J. Nugent

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* 31st *day of* August, *19* 76

Jeannette S. Baxter
Notary Public

Commission expires July 24, 1977

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 .....

This Instrument prepared By:

W. Lee Corbett
Ingraham, Young & Corbett
1720 Parkway Towers
Nashville, Tennessee 37219
mail

AUG 31 76	CONV	31,500.00			
AUG 31 76	S'TAX		B*	81.90	
AUG 31 76	PR'FEE		B*	.50	
AUG 31 76	W'DEED		B*	4.00	* 86.40

WARRANTY DEED

FROM
James B. & Kathryn J. Nugent
TO
Emma Jane Vidrine

D 65853

IDENTIF. REFERENCE

AUG 31 2 20 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE