WARRANTY DEED

BOOK 5110 PAGE 967

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edward W. McCabe and wife, Marguerite W. McCabe	Same	142-5-D
(NAME) P-404, 925 Todd Preis Drive	(NAME)	#34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	9D-65587
(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, we, the undersigned

EDWARD J. RYAN, JR. and wife, DOROTHY C. RYAN

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

EDWARD W. MCCABE and wife, MARGUERITE W. MCCABE
their

(successors), heirs and assigns,

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

Unit No. P-404, together with the Carport designated No. P-404-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, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, 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 for 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 J. Ryan, Jr. and wife, Dorothy C. Ryan, by deed from Haury and Smith Contractors, Inc. of record in Book 4995, page 413, 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 $ 39 ---

Subscribed and sworn to before me, this the 31st day of January, 19 77

Affiant

My commission expires 4/27/77

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property known as P-404, 925 Todd Preis Drive, Nashville, TN
(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

EDWARD W. MCCABE and wife, MARGUERITE W. MCCABE
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 1977 taxes, easements in BK.3770,p.6; BK.174,p.70;BK.2274,p.547;4675,p.127; and as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* EDWARD W. MCCABE and wife, MARGUERITE W. MCCABE
their

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

Witness our *hand* s *this* 31st *day of* January, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Edward J. Ryan, Jr.

Dorothy C. Ryan

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

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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 J. Ryan, Jr. and wife, Dorothy C. Ryan

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 January, 1977.

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.....

FEB-1 77 CONV 39,000.00
FEB-1 77 S'TAX B* 101.40
FEB-1 77 PR'FEE B* .50
FEB-1 77 W'DEED B* 4.00 * 105.90

WARRANTY DEED

FROM
Edward J. Ryan, Jr. et ux

TO
Edward W. McCabe et ux

D 8 7 4 8 6

IDENTIFICATION REFERENCE

FEB 1 8 10 AM '77

FILED AND REGISTERED
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

10/40 3.04