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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Steven Dennis Smith (NAME)	New Owner (NAME)	142-1A-34A
8207 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37221 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Seven Thousand Two Hundred Fifty ($27,250.00) DOLLARS of which $6,506.69 has been paid in cash, receipt of which is hereby acknowledged, and for the remiander, the Grantee has assumed the unpaid balance of a mortgage in the amount of $20,743.31, of record in Book 4594, Page 880, Register's Office for Davidson County, Tennessee.

Joseph A. Formosa, III, and wife, Deborah B. Formosa,

have bargained and sold, and by these presents do transfer and convey unto the said Steven Dennis Smith, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a part of the Plan of River Plantation, Section 1, Condominium Apartments, as of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Unit No. F-2 on said Plat together with the carport designated No. F-2-C as shown in and described by the Master Deed in establishing Horizontal Property Regime, with respect to River Plantation, Section 1, Condominium.

BEING the same property conveyed to Joseph A. Formosa, III, by deed from Richard M. Davenport, of record in Book 4946, Page 978, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to terms, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section 1, Condominium, a horizontal property regime, filed December 20, 1971 and recorded in Book 4562, Page 474, R.O.D.C., Tenn., including the Plan recorded in Book 4460, Page 59, R.O.D.C., Tenn., and by-laws of River Plantation Condominium, Section 1, recorded in said Master Deed. Further, this conveyance is made subject to any lien or other obligations to pay assessments for planned expenses of administration and of maintenance and repair of the common elements, generally and limited, of the building and other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with re-construction of the building in case of fire or other disasters where the insurance indemnity is insufficient to cover the costs of such re-construction, as set out in Master Deed of record in Book 4562, Page 474, R.O.D.C., Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 31st day of January, 19 77.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Formosa, III and wife, Deborah B. Formosa,

the bargainor S, 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 ____ day of January, 19 77.

My commission expires 6-7-80 Notary Public Frank J. Hostetler

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

FEB-1 CONV 27,250.00
FEB-1 STAX B* 70.72
FEB-1 FTFEE B* .50
FEB-1 RDEED B* 4.00 * 75.22

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven Dennis Smith

Sworn to and subscribed before me this 31st day of January, 19 77.

My commission expires 6-7-80 Notary Public Frank J. Hostetler

This instrument was prepared by:

Jacobs H. Doyle, Attorney — Name
428 Stahlman Building, Nashville, Tenn. 37201 — Address

WARRANTY DEED

FROM JOSEPH A. FORMOSA, III, ET UX

TO STEVEN DENNIS SMITH

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D 87538

CROSS REFERENCE

FEB 1 '77