BOOK 5140 PAGE 807

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Parnell and wife, Tina H. Parnell (NAME)	Home Federal Savings & Loan Association (NAME)	142-5B
K-305, 8300 Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#60 M.P
Nashville, TN 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	9D-65164

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, I, the undersigned

MARY E. DUKE MARTIN and husband, H. BROWN MARTIN

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

JAMES A. PARNELL and wife, TINA H. PARNELL their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. K-305, together with the Carport designated No. K-305-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 Plantation, Section Three, Condominium Apartmetns, recorded in Book 4675, pages 75, 76 and 77, and as amended in Book 4675, pages 103, 104 and 105, 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 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 Mary E. Duke by deed from Kenneth M. Stedman and wife, Ruth P. Stedman, of record in Book 4911, page 737, Register's Office for Davidson County, Tennessee, the said Mary E. Duke having since married, now being Mary E. Duke Martin.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,900.00

Affiant

Subscribed and sworn to before me, this the 26th day of April 19 77

Notary Public Patricia A Burgess

My commission expires: 5/6/80 (Affix Seal)

This is improved (X) unimproved ( ) property, known as (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 JAMES A. PARNELL and wife, TINA H. PARNELL 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 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 JAMES A. PARNELL and wife, TINA H. PARNELL their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 26th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H. Brown Martin

Mary E. Duke Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Burgess, *a Notary Public in and for said County and State,* Mary E. Duke Martin

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 26th *day of* April, *1977*

Patricia A. Burgess *Notary Public*

Commission expires 5/6/80

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 .....

STATE OF TENNESSEE
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. Brown Martin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Morrison, Tennessee, this 26th day of April, 1977.

Elaine U. Harris
NOTARY

My Commission expires: 7-28-80

APR27 77 CONV 42,900.00
APR27 77 S'TAX B* 111.54
APR27 77 PR'FEE B* .50
APR27 77 W'DEED B* 4.00 * 116.04

Return to Home Federal
Closing Dept
600,566-2

WARRANTY DEED

FROM
Mary E. Duke

To
James A. Parnell et ux

E 00921

IDENTIF REFERENCE

APR 27 2 58 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238