BOOK 5143 PAGE 640

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE, 37238

WARRANTY DEED

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Hamlin and wife, Ruth M. Hamlin (NAME)	Home Federal Savings & Loan (NAME)	Map 142-1A
8207 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par 41 & 41A
Condominium G-1		
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4611, page 392, Register's Office of Davidson County, Tennessee.

We, Clark H. Hutton, Jr. and wife, Betty S. Hutton

have this day bargained and sold, and do hereby transfer and convey unto the said John E. Hamlin and wife, Ruth M. Hamlin, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Unit No. G-1, together with the Carport designated No. G-1-C, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for said County, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Clark H. Hutton, Jr. and wife, Betty S. Hutton, by deed from Haury and Smith Contractors, Inc., recorded in Book 4611, page 390, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Section 64-2704 to 22, both inclusive of the Tennessee Code Annotated.
(3) Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section One, Condominium and Horizontal Property Regime, filed December 20, 1976, and (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 3 day of May 19 77

+ John E. Hamlin
Affiant

My commission expires My Commission Expires August 15, 1979
(Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 8207 Sawyer Brown Road, Condominium G-1, 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 John E. Hamlin and wife, Ruth M. Hamlin, 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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John E. Hamlin and wife, Ruth M. Hamlin, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clark H. Hutton, Jr.

Clark H. Hutton, Jr.

Betty S. Hutton

Betty S. Hutton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Clark H. Hutton, Jr. and wife, Betty S. Hutton

the within named 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, Davidson County Tennessee this 3rd day of May, 19 77.

George V. Crawford Jr.
Notary Public

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires

My Commission Expires August 15, 1979

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 ...

(cont.)
recorded in Book 4562, page 474, said Register's Office, including the plat recorded in Book 4460, page 59, said Register's Office, and the By-Laws of River Plantation, Section One, Condominium recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee.

(4) Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in Master Deed of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee.

(5) Deed of Trust of record in Book 4611, page 392, Register's Office of Davidson County, Tennessee.

MAY-47	CONV	42,900.00			
MAY-47	S'TAX		B*	111.54	
MAY-47	PR'FEE		B*	.50	
MAY-47	W'DEED		B*	4.00	* 116.04

WARRANTY DEED

FROM
Clark H. Hutton, Jr. and wife,
Betty S. Hutton

TO
John E. Hamlin and wife,
Ruth M. Hamlin

E 02067

IDENTIFICATION REFERENCE

MAY 4 2 16 PM '77

REGISTER
DAVIDSON COUNTY TENN.

Compliments of

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