This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5164 PAGE 589

Address New Owners As Follows:

Joseph Allen Newton, Jr. and wife,
Nancy Walker Newton
Q-304, 8300 Sawyer Brown Road
Nashville, Tennessee

Send Tax Bills:

Security Federal Savings & Loan
Association
2700 Franklin Road
Nashville, Tennessee

Map-Parcel No. 142-5B-91
Field Book No. 9D-65195

WARRANTY DEED

FOR AND IN CONSIDERATION of the Sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM H. CRAWFORD, JR. AND WIFE, ANGELA D. CRAWFORD, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH ALLEN NEWTON, JR., and wife, NANCY WALKER NEWTON

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. Q-304, together with the Carport designated No. Q-304-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 Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, 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 of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. Q-304, 8300 Sawyer Brown Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 3, 1974, in the original principal sum of $29,950.00, payable to Security Federal Savings & Loan Association of Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being

secured by a deed of trust executed by William H. Crawford, Jr. and wife, Angela D. Crawford, to Everett A. Covington, Jr., Trustee of record in Book 4822, page 118, Register's Office for said County.

IN WITNESS WHEREOF, the parties have executed this instrument this 25th day of June, 1977.

William H. Crawford, Jr.

Angela D. Crawford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Douglas A. Brace, a Notary Public in and for said County and State, William H. Crawford, Jr. and wife, Angela D. Crawford, 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 25th day of June, 1977.

Notary Public

My commission expires: 4-23-78

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $42,700.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 1977.

Notary Public

My commission expires: 4-23-78

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