BOOK 5164 PAGE 856

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
John N. Badger and wife, Judith M. Badger	Fidelity Federal Savings & Loan Association	142-5D
(NAME)	(NAME)	
C-405, 925 Todd Preis Dr.	401 Union Street	#17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN 37219	9D-65431
(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

KEVIN L. NICHOLAS and wife, SUSAN M. NICHOLAS

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

JOHN N. BADGER and wife, JUDITH M. BADGER
their

(successors), heirs and assigns,

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

Unit No. C-405, together with the Carport designated No. C-405-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 of 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 Kevin L. Nicholas and wife, Susan M. Nicholas, by deed from Haury and Smith Contractors, Inc., of record in Book 4946, page 173, 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 $42,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 1977

Notary Public

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

This is improved ( ) unimproved (X) property, known as C-405, 925 Todd Preis Drive (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 N. BADGER and wife, JUDITH M. BADGER
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; as set out above; easements in BK.3770,p.6;BK.174,p.70;BK2274,p.547;BK.4675,p.127;

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN N. BADGER and wife, JUDITH M. BADGER their

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

Witness our *hand* s *this* 21st *day of* June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kevin L. Nicholas

Susan M. Nicholas

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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,* Kevin L. Nicholas and wife, Susan M. Nicholas

*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, *Tennessee, this* 21st *day of* June, *19*77

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 .....

510815-0

WARRANTY DEED

FROM

Kevin L. Nicholas et ux

TO

John N. Badger et ux

JUN28'77 CONV 42,900.00
JUN28'77 S'TAX B* 111.54
JUN28'77 PR'FEE B* .50
JUN28'77 M'DEED B* 4.00 * 116.04

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FEE 11601

CROSS REFERENCE

Jun 28 3 03 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238