BOOK 5169 PAGE 661

Mail

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
Benjamin B. Boynton and wife, ~~Marybeth Boynton~~ (NAME)	Home Federal Savings & Loan Association (NAME)	142-50
A-402, 925 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#2
Nashville, TN 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	9D-65416

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, and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 4993, page 94, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

STEPHEN E. CRABTREE and wife, NANCY C. CRABTREE

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

BENJAMIN B. BOYNTON and wife, MARYBETH BOYNTON
their *(successors), heirs and assigns,*

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

Unit No. A-402, together with the Carport designated No. A-402-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, 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 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 Stephen E. Crabtree and wife, Nancy C. Crabtree by deed from Haury and Smith Contractors, Inc., of record in Book 4993, page 92, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 8th day of July, 19 77

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as A-402, 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

BENJAMIN B. BOYNTON and wife, MARYBETH BOYNTON
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; deed of trust in BK.4993,p.94 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* BENJAMIN B. BOYNTON and wife, MARYBETH BOYNTON
their

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

Witness our *hand* s *this* 8th *day of* July, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen E. Crabtree

Stephen E. Crabtree

Nancy C. Crabtree

Nancy C. Crabtree

BOOK 5169 PAGE 662

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Stephen E. Crabtree and wife, Nancy C. Crabtree

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 8th day of July, 19 77

Gail Pigg
Notary Public

My Commission expires: 2/23/81

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 _____

JUL 12 CONV 34,500.00
JUL 12 S'TAX B* 89.70
JUL 12 PB'FEE B* .50
JUL 12 W'DEED B* 4.00 * 94.20

E 13793

IDENTIF. REFERENCE

JUL 12 9 31 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Stephen E. Crabtree et ux

TO
Benjamin B. Boynton et ux

Compliments of

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