BOOK 5180 PAGE 296

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Marion A. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

FROM INFORMATION FURNISHED BY THE PARTIES:

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion A. Matthews et ux	SAME	142-5B
Unit Q-305 (NAME)	(NAME)	
8300 Sawyer Brown Road		92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		9D 65196
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN F. HUGHES and wife, PATRICIA W. HUGHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION A. MATTHEWS and wife, MAUREEN H. MATTHEWS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77, Register's Office for said County, the part hereby described being:

Unit No. Q-305 on said Plan together with the Carport designated No. Q-305-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

BEING the same property conveyed to John F. Hughes and wife, Patricia W. Hughes by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 4827, page 333, Register's Office for Davidson County, Tennessee.

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 unimproved ( ) improved (XX) property, known as Unit No. Q-305, 8300 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of August, 19 77

John F. Hughes

Patricia W. Hughes

STATE OF TENNESSEE
Davidson County

BOOK 5180 PAGE 297

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Hughes and wife, Patricia W. Hughes

the 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 1st day of August, 19 77

Commission expires 11-17-80

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JOHN F. HUGHES et ux

TO
MARION A. MATHEWS et ux

E 18615

IDENTIF. REFERENCE

AUG 5 9 30 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8, (djm)

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

AUG-57	CONV	45,000.00		
AUG-57	S'TAX		B* 117.00	
AUG-57	PR'FEE		B* .50	
AUG-57	W'DEED		B* 4.00	* 121.50

BOOK 5180 PAGE 297