BOOK 5245 PAGE 204 78-1-27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,872.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE D. GOWER ET UX (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	142-5B
L-305, 8300 Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	68
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	PW

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, ROBERT G. CAPRA AND WIFE, GRACE S. CAPRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE D. GOWER AND WIFE, JOY B. GOWER

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:

Unit No. L-305, together with the Carport designated No. L-305-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, 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.

Being the same property conveyed to Robert G. Capra and wife, Grace S. Capra by deed from Haury and Smith Contractors, Inc. of record in Book 4812, page 5, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to First Federal Savings & Loan Association in the amount of $25,629.54, of record in Book 4812, page 7, said Register's Office.

This is unimproved (X) improved ( ) property, known as Unit No. L-305 (House Number) 8300 Sawyer Brown Road (Street) Nashville, Tennessee (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 12th day of January, 19 78

Robert G. Capra
ROBERT G. CAPRA

Grace S. Capra
GRACE S. CAPRA

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT G. CAPRA AND WIFE, GRACE S. CAPRA

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 12th day of January, 19 78

Commission expires 11/7/79

Notary Public

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

FILE IN BOX 4

WARRANTY DEED

FROM
ROBERT G. CAPRA AND WIFE,
GRACE S. CAPRA

TO
JOE D. GOWER AND WIFE,
JOY B. GOWER

E 47019

IDENTIFICATION REFERENCE

JAN 23 12 27 PM '78

DEPUTY REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Capra
227 Franklin Rd
Nashville Tenn. 37205

JAN23'78	CONV	48,872.54		
JAN23'78	S'TAX		B* 127.14	
JAN23'78	PR'FEE		B* .50	
JAN23'78	W'DEED		B* 4.00	* 131.64