BOOK 5248 PAGE 509

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
Beverly K. Baker	First Federal Savings & Loan Assoc.	142-5C
(NAME) Z-401, 925 Todd Preis Dr.	(NAME) 236 Fourth Avenue, North	#10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN	9D-65649
(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, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association, secured by a deed of trust of record in Book 5135, page 221, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

VERNON E. MARTIN, JR. and wife, RITA W. MARTIN

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

BEVERLY K. BAKER
her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. Z-401, together with the Carport designated No. Z-401-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, amended in Book 4860, pages 107, 108 and 109, said Register's Office, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, said Register's Office, 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, contained in the Master Deed and the By-Laws appended thereto, of record in Book 4892, page 456, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Vernon E. Martin, Jr. and wife, Rita W. Martin by deed from Haury and Smith Contractors, Inc., of record in Book 5135, page 219, said Register's Office.

STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 30th day of January, 19 78

Affiant

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

Notary Public

This is { unimproved / improved } property, known as Z-401, 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

BEVERLY K. BAKER
her

(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 deed of trust in BK.5135,p.221;easement BK.3700,p.6;BK.174,p.70;BK.2274,p.547 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* BEVERLY K. BAKER
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30th *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vernon E. Martin, Jr.

Rita W. Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Vernon E. Martin, Jr. and wife, Rita W. Martin

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 30th day of JAN, 19 78

Gail Pigg
Notary Public

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 _____.

FEB-1 78	CONV	50,000.00			
FEB-1 78 S'TAX			B*	130.00	
FEB-1 78 PR'FEE			B*	.50	
FEB-1 78	W'DEED		B*	4.00	* 134.50

WARRANTY DEED

FROM
Vernon E. Martin, Jr. etux

TO
Beverly K. Baker

E 48590

REFERENCE

FEB 1 | 44 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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