BOOK 5258 PAGE 873

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. Corbin and wife, Ruth B. Corbin (NAME)	Same (NAME)	142-1A
J-1, 8207 Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#57
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	9D-64583

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

R. ROYCE RICHEY and wife, E. PATRICIA RICHEY

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES A. CORBIN and wife, RUTH B. CORBIN
their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Unit No. J-1, together with the Carport designated No. J-1-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, said Register's Office, and described in a Master Deed, recorded in Book 4562, page 474, 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 One, Condominium Apartments, contained in the Master Deed and the By-laws appended thereto, recorded in Book 4562, page 474, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to R. Royce Richey and wife, E. Patricia Richey, by deed from Haury and Smith Contractors, Inc., of record in Book 4617, page 822, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $49,900.00

Subscribed and sworn to before me, this the 21st day of February, 19 78

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as J-1, 8207 Sawyer Brown Road (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
JAMES A. CORBIN and wife, RUTH B. CORBIN
their
(successors),
heirs and assigns forever, and 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 1978 taxes; plan of record in BK. 4460, p. 59 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* JAMES A. CORBIN and wife, RUTH B. CORBIN
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21st day of February, 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.*

R. Royce Richey

E. Patricia Richey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, R. Royce Richey and wife, E. Patricia Richey

the within named bargainors, 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 February, 19 78.

Gail Pigg
Notary Public

My Commission expires 2/23/81

NOTARY PUBLIC STATE OF TENNESSEE GAIL PIGG

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.....

MAR-3[78]	CONV	49,900.00			
MAR-3[78]	S'TAX		B*	129.74	
MAR-3[78]	PR'FEE		B*	.50	
MAR-3[78]	W'DEED		B*	4.00	* 134.24

WARRANTY DEED

FROM
R. Royce Richey et ux

TO
James A. Corbin et ux

E 5 3 1 4 3

IDENTIF. REFERENCE

MAR 3 1 22 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