BOOK 5274 PAGE 290

THIS INSTRUMENT WAS PREPARED BY
GAIL P. FOGG, ATTORNEY
230 FOURTH AVE., NOR. H
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Russell G. Sincerbox and wife, Joan S. Sincerbox | Home Federal Savings & Loan Association | 142-1A |
| (NAME) F-4, 8207 Sawyer Brown Rd. | (NAME) 230 Fourth Avenue, North | #36 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, TN 37219 | 9D-64562 |
| (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 Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 4597, page 656, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

A. B. IVEY and wife, DORIS C. IVEY

*have this day bargained and sold, and do hereby transfer and convey unto the said*
RUSSELL G. SINCERBOX and wife, JOAN S. SINCERBOX
their

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

Unit No. F-4, together with the Carport designated No. F-4-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, of the Register's Office for Davidson County, Tennessee, 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 A. B. Ivey and wife, Doris C. Ivey by deed from W. Doyle Still and wife, Wanda B. Still, of record in Book 4810, page 734, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 43,900.00

Subscribed and sworn to before me, this the 6th day of
April 19 78

Affiant

My Commission expires: 2/23/81
(Affix Seal)

Notary Public

NOTARY PUBLIC GAIL P. FOGG LARGE COUNTY TENN.

STATE OF TENNESSEE PUBLIC REGISTER DAVIDSON COUNTY

This is unimproved X property, known as F-4, 8207 Sawyer Brown Road, Nashville, Tennessee
(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*
RUSSELL G. SINCERBOX and wife, JOAN S. SINCERBOX
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 1978 taxes; deed of trust in BK. 4597, p. 65
plan of record in Book 4460, page 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* RUSSELL G. SINCERBOX and wife, JOAN S. SINCERBOX
their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 6th *day of* April, 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.*

A. B. Ivey

A. B. Ivey

Doris C Ivey

Doris C. Ivey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* E. W. Dickerson, *a Notary Public in and for said County and State,* A. B. Ivey and wife, Doris C. Ivey

*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* 6th *day of* April, *19* 78

E. W. Dickerson *Notary Public*

*Commission expires* 9/12/1978

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* .....

**WARRANTY DEED**

FROM

A. B. Ivey et ux

TO

Russell G. Sincerbox et ux

E 60229

T

IDENTIF. REFERENCE

APR 17 3 18 PM '78

FELIX P. DYER, REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 17 78 | CONV | 43,900.00 | | | |
| APR 17 78 | S'TAX | | B* | 114.14 | |
| APR 17 78 | PR'FEE | | B* | .50 | |
| APR 17 78 | W'DEED | | B* | 4.00 | * 118.64 |

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Phone 255-4631
NASHVILLE, TENNESSEE 37238