James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5286 PAGE 523

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Poole, Jr.	First Federal Savs. & Ln. Assn.	Map 142-5C
(NAME) 925 Todd Preis Dr.-U-402	(NAME) 236 4th Avenue North	Parcel 35
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37205	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by James E. Poole, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James E. Poole, Jr. has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $25,000.00, secured by Deed of Trust of record in Book 5070, page 654, Register's Office for Davidson County, Tennessee,

I, Judy H. Spain, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Poole, Jr.,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Apartment No. U-402 and Carport No. U-402C on the Plan of River Plantation Condominium Apartments, Phase One, Section 4, Plan B, of record in Book 4860, page 107, 108 and 109, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Judy H. Spain, by deed from Haury Smith Contractors, Inc., of record in Book 5070, page 652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to certain minimum building setback lines & certain easements and conditions of owner's certificate in Book 4675, page 127 & Book 4860, pages 17, 18 & 19; Easements granted to Harpeth Valley Utility District in Book 3770, page 6; Graveyard with right of ingress & egress in Book 174, page 70; Easement granted U.S.A. for T.V.A. transmission line or lines in Book 2274, page 547; Sewer easements in Book 4675 page 127; Temporary access easement in Book 4675, page 127; Terms, provisions, covenants, conditions, easements & rights of record in Book 4892, page 440, amended in Book 4956, pag 756, including the plat in Book 4860, pages 17, 18 & 19, and By-Laws in Book 4892, page 456; and any lien or other obligation to pay assessments in Book 4892, page 440, and amended in Book 4956, page 756, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 15th day of May, 19 78

Affiant James E. Poole, Jr.

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is improved (XX) unimproved ( ) property, known as 925 Todd Preis Dr. U-402, 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

James E. Poole, Jr., his

(successors),

heirs and assigns forever. I *covenant that* I am *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 which are prorated and assumed by grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Poole, Jr., his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 15th *day of* May, 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.*

Judy H. Spain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Judy H. Spain

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

Witness my hand and official seal at Nashville *Tennessee, this* 15th *day of* May, *19* 78.

Commission expires 4/21/80

Mary Ensey *Notary Public*

NOTARY ENSEY PUBLIC AT LARGE STATE

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 .....

MAY 17 78	CONV	35,000.00			
MAY 17 78	S'TAX		B*	91.00	
MAY 17 78	PR'FEE		B*	.50	
MAY 17 78	W'DEED		B*	4.00	* 95.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 23495
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Judy H. Spain
TO
James E. Poole, Jr.

E 6 5 7 5 7

IDENTIF. REFERENCE

MAY 17 8 11 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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