This Instrument Prepared by:
DAVID S. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Return to HOme Federal
600,747-0

BOOK 5319 PAGE 793

Address New Owners:
Donald L. Erwin
D-5, 8300 Sawyer Brown Rd.
Nashville, Tennessee

Send Tax Bills:
Home Federal Savings & Loan
230 Fourth Avenue, North
Nashville, TN. 37219

Map- Parcel No: 142-05-23 BL
Field Book No: 9D-64657

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RAY T. SUGGS and wife, GEORGIA BYRD SUGGS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

DONALD L. ERWIN and wife, MARTHA L. ERWIN

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County,State of Tennessee, described as follow, to wit:

Unit No. D-5, together with the Carport designated No. D-5-C, on the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's Office for said County, and described in a Master Deed recorded in Book 4661, page 374, of the Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantaion, Section Two, Condominium, a Horizontal Property Regime, filed December 5, 1972, and recorded in Book 4661, page 374, Register's Office, including the plat recorded in Book 4460, pages 136 and 137, said Register's Office, and the By-Laws of River Plantation, Section Two, Condominium, recorded in Book 4661, page 389, et seq., said Register's Office and amended in Book 4691, page 906, said Register's Office. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 4661, page 334, Register's Office, to which reference is hereby made.

TO HAVE AND TO HOLD the said tract or parcel of land with appurentances, 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the parties have executed this instrument this 1st day of August, 1978.

Ray T. Suggs

Georgia Byrd Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David B. Herbert, a Notary Public in and for said County and State, Ray T. Suggs and Wife, Georgia Byrd Suggs, 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 1ST day of August, 1978.

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 7-27-81

* * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $54,900.00.

Affiant

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 1ST day of August, 1978.

Notary Public

My Commission expires: 7-27-81

E80439

IDENTIF. REFERENCE

AUG 2 3 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-2 78	CONV	54,900.00			
AUG-2 78	S'TAX		B*	142.74	
AUG-2 78	PR'FEE		B*	.50	
AUG-2 78	W'DEED		B*	4.00	* 147.24