This Instrument Prepared by:

Gail P. Pigg, Attorney
230 Fourth Avenue, North
Nashville, Tennessee 37219

6255 03/05 157.56- CHECK

mail

BOOK 5574 PAGE 1

| Address New Owners(s) as Follows: | Send Tax Bills: | Map Parcel No.(s) |
|---|---|---|
| Jim D. Phelps and wife, Alma L. Phelps | Same | 142-9-B |
| #831, General George Patton Rd. | | #831 |
| Nashville, TN 37221 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY & SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

JIM D. PHELPS and wife, ALMA L. PHELPS

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows:, To-Wit:

Unit No. 831, together with the Carport designated No. 831-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, 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 Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. 831, General George Patton Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of March, 1980.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L. Smith, Jr.
Reese L. Smith, Jr., President

F. 7 9 3 4 0

IDENTIF. REFERENCE

MAR 5 10 21 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)



Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Haury & Smith Contractors, Inc. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of March, 19 80.

Gail Pigg
NOTARY PUBLIC

My Commission Expires: 2/23/81

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 58,100.00.

Reese L. Smith, Jr.
AFFIANT

Subscribed and sworn to before me, this 3rd day of March, 19 80.

Gail Pigg
NOTARY PUBLIC

My Commission Expires: 2/23/81

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5574 PAGE 3

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

58100.00- CO
151.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 157.56-
6255A03/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79340

T
IDENTIF. REFERENCE

MAR 5 10 21 AM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 745438