This Instrument Prepared By:

Bone & Woods
United American Bank Building
Nashville, Tennessee 37219

BOOK 5583 PAGE 602

Address New Owner(s) As Follows:	Send Tax Bills:	Map Parcel No(s)
Charles H. Fox, et ux	Same	142-5B
L-304, 8300 Sawyer Brown Road		67
Nashville, Tennessee		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE Sum of Sixty Five Thousand Dollars and other good and valuable consideration we, WILLIAM L. SMALL and wife, GLORIA A. SMALL, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

CHARLES H. FOX and wife ROSALIND M. FOX

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. L-304, together with the Carport designation No. L-304-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, 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 Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of 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. L-304, 8300 Sawyer Brown Road, Nashville, Tennessee.

Being the same property conveyed to William L. Small from Haury and Smith Contractors, a Tennessee corporation of record in Book 4823 page 957, Register's Office for Davidson County, 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, except as 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.

WITNESS our hands 26th day of March, 1980.

William L. Small

Gloria A. Small

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Renee D. Seeley, a Notary Public of the State and County aforesaid, personally appeared William L. Small and Gloria A. Small, with whom I am personally acquainted, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 1980.

Renee D. Seeley
Notary Public

My commission expires: 10-17-82

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $65,000.

Charles H. Fox
Affiant

Subscribed and sworn to before me, this the 26th day of March, 1980.

Renee D. Seeley
Notary Public

My commission expires: 10-17-82

Grantees acknowledge that there is a monthly association maintenance fee due, which currently is Sixty Five Dollars ($65.00) per month. Grantees hereby agree to assume and to be responsible for all monthly association maintenance fees, penalties, and assessments, be they normal or special, and will hold Grantors harmless from same.

Charles H. Fox

Rosalind M. Fox

F: 82415

IDENTIF. REFERENCE

MAR 27 10 30 AM '80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

65000.00- CO
169.00 CO TX
.50 PRFEE
6.00 MDEED
CHECK 175.50-
0214A03/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82415

IDENTIFICATION REFERENCE

MAR 27 10 30 AM '80

No. 749245