This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
[illegible] & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-1A-36	Mrs. Eddie G. Fox	Home Federal Saving & Loan 230 4th Avenur North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-64562	8207 Sawyer Brown Road F-4	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on two certain notes dated: (1) April 7, 1978 in the original sum of 11,800.00, payable to Home Federal Savings and Loan Association in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Russell G. Sincerbox and wife, Joan S. Sincerbox to Charles Nelson Jr., Trustee, as of record in Book 5277 page 67, Register's Office for Davidson County, Tennessee; (2) dated as shown therein in the original sum of 23,800.00, payable to Home Federal Savings and Loan Association in monthly installments as set out in said note, with interest as set forth therein and being secured by a deed of trust executed by W. Doyle Still and wife, Wanda B. Still to Charles Nelson, Jr., Trustee of record in Book 4597, page 656, Register's Office for Davidson County, Tennessee, we,
RUSSELL G. SINCERBOX and wife, JOAN S. SINCERBOX
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mrs. Eddie G. Fox and daughter Barbara J. Fox as joint tenants with the right of survivorship.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described 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 Planation, 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, wo which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon the 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 Russell G. Sincerbox and wife, Joan S. Sincerbox by deed from A.B. Ivey and wife, Doris C. Ivey, of record Book 5274, page 290, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1980 taxes which Grantee assumes and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of June, 1980.

Russell G. Sincerbox
RUSSELL G. SINCERBOX

Joan S. Sincerbox
JOAN S. SINCERBOX

5979 06/24 172.90- CHECK

5-12-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5616 PAGE 424

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Russell G. Sincerbox and wife Joan S. Sincerbox the 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, the 20th day of June, 1980.

My commission expires: 4-16-82

Notary Public

BRACE * III NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 63,954.22

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1980

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

DAVIDSON COUNTY

WARRANTY DEED

FROM

Russell G. Sincerbox and wife Joan S. Sincerbox

TO

Mrs. Eddie G. Fox

F 9 4 7 9 1

IDENTIF. REFERENCE

JUN 24 2 27 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5616 PAGE 425

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
			63954.22-	CO
			166.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	172.90-
			5979A06/24/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 7 9 1

IDENTIF. REFERENCE

JUN 24 2 27 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 764398