This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5645 PAGE 771

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Banasiak	SAME	142-1-A-A00-2
(NAME) Unit No. A-2, 8207 Sawyer Brown Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*
cash in hand paid by Joseph Banasiak and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, H. Preston Ingram and wife, Christine T. Ingram

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph Banasiak

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee being Unit No. A2, together with the Carport designated No. A2C in River Plantations, Section One, a condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, 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 of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, coowners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the ByLaws appended thereto, recorded in Book 4562, page 474, 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.

Being the same property conveyed to H. Preston Ingram and wife, Christine T. Ingram by deed from A. L. Moore, Jr. and wife, Marie Elizabeth Moore, of record in Book 4724, page 737, Register's Office for said County.

This conveyance is subject to terms, provisions, covenants, conditions, easements and rights contained in the Master Deed of River Plantation, Section One, of record in Book 4661, page 334, said Register's Office, including the plat recorded in Book 4460, pages 136 and 137, said Register's Office, and the By-Laws of record in Book 4661, page 389, et seq., said Register's Office, and as amended in Book 4691, page 906, said Register's Office; and restrictive covenants of record in Book 4562, page 474, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this tranefer is $ 57,000.00

Subscribed and sworn to before me, this the 29 day of August 19 84

Affiant

My commission expires: 4/15/87 (Affix Seal)

Notary Public

8207

unimproved ( )
This is improved (XX) property, known as Unit No. A-2, Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hand/s this 29 *day of* August, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Preston Ingram
H. Preston Ingram

Christine T. Ingram
Christine T. Ingram

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C. KOTA, *a Notary Public in and for said County and State,* H. Preston Ingram and wife, Christine T. Ingram

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 29 *day of* AUGUST, *19* 80

Notary Public

Commission expires 4.18.82

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-23564

WARRANTY DEED

FROM
H. Preston Ingram and wife,
Christine T. Ingram
TO
Joseph Banasiak

G 0 5 6 7 8

IDENTIF. REFERENCE

SEP 3 9 14 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5645 PAGE 773

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
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			6.00 WDED	
			CHECK 154.70-	
			9658AC9/03/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 5678

T
IDENTIF. REFERENCE

SEP 3 9 14 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 777609