Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5733 PAGE 143

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lynn M. Smith and wife, Joan S. Smith	Commerce Union Bank	142-5
(NAME) H-304,8300 Sawyer Brown Rd.	(NAME) P. O.Box 2546	#46
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37219	9D-65147
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Commerce Union Bank, secured by a deed of trust of record in Book 4874, page 853, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JOHN N. ATKINS and wife, EVELYN D. ATKINS

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

LYNN M. SMITH and wife, JOAN S. SMITH

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Unit No. H-304, together with the carport designated No. H-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 Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, page 464, said Register's Office, 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, 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 John N. Atkins and wife, Evelyn D. Atkins, by deed from Haury and Smith Contractors, Inc. of record in Book 4874, page 851, said Register's Office.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 15th day of April 19 81

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as H-304, 8300 Sawyer Brown Road, Nashville, Tennessee
(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 1981 taxes; plan of record in Bk.4675,pp.75-77,amended in Bk.4675,pp.103-105;deed of trust in Bk.4874,p.853 and as set out above.

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 hands this 15th *day of* April *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John N. Atkins

Evelyn D. Atkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* John N. Atkins and wife, Evelyn D. Atkins

*the within named 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* 15th *day of* April, *19* 81

Gail Pigg
Notary Public

Commission expires 1/20/85

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 .....

308 [illegible]

WARRANTY DEED

FROM

John N. Atkins et ux

TO

Lynn M. Smith et ux

G 37470

IDENTIF. REFERENCE

APR 15 11 38 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

670[illegible].00- CO
174.20 CO TX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 180.70-
0308A04/15/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G37.47U

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IDENTIF. REFERENCE

APR 15 11 38 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 816800