THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

5857 07/09 172.64- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SYDNEY F. BOUTWELL (NAME)	Metropolitan Federal Savings & Loan Association	Map 142-1-A
8207 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcels 26&26A
Unit D-8 ~~Nashville, TN 37221~~ (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB#9D-64550

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ------------ BOOK 5768 PAGE 79 --- Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, ROBERT RICKMAN POWERS, and wife, GAYLE G. POWERS, hereinafter referred to as "Grantors,"

have this day bargained and sold, and do hereby transfer and convey unto the said SIDNEY F. BOUTWELL, hereinafter referred to as "Grantee," his ~~XXXXXXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being part of the Plan of River Plantation, Section 1, Condominium Apartments, as of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. D-8 on said Plat, together with the Carport designated No. D-8-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section 1, Condominium.

BEING the same property conveyed to Robert Rickman Powers, and wife, Gayle G. Powers, by Deed from Charles R. Wood, and wife, Rose G. Wood, of record in Book 5029, Page 683, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 1981 Metropolitan Nashville and Davidson County, Tennessee, Real Property Taxes, which have been prorated through the date of this instrument and assumed by Grantee;

2. An indebtedness to Metropolitan Federal Savings & Loan Association, which has been assumed by Grantee, and secured by a Deed of Trust of record in Book 4589, Page 803, Register's Office for said County;

(Continued on reverse side.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $63,900.00

Subscribed and sworn to before me, this the 8th day of July 1981

Sidney F. Boutwell
Affiant

My commission expires: 7-18-82 (Affix Seal)

Jim Mitchell
Notary Public

unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Road, Unit D-8, Nashville, TN 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 as provided herein.

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 8th day of July, 1981 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT RICKMAN POWERS

GAYLE G. POWERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jan Minshall, *a Notary Public in and for said County and State,* ROBERT RICKMAN POWERS and wife, GAYLE G. POWERS,

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* 8th *day of* July, *19* 81

Jan Minshall
Notary Public

Commission expires 7-18-82

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 .....

EXCEPTIONS CONTINUED.

3. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2704 through 2722, both inclusively, of the Tennessee Code Annotated; and

4. Terms, Provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section 1, Condominium, and Horizontal Property Regime, filed December 20, 1971, and recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, including the Plat recorded in Book 4460, Page 59, Register's Office for said County, and the By-Laws of River Plantation, Section 1, Condominium, recorded in Book 4562, Page 474, Register's Office for said County.

RUSH

WARRANTY DEED

FROM
ROBERT RICKMAN POWERS, et ux
TO
SIDNEY F. BOUTWELL

G 5.0.0 1.6

IDENTIF. REFERENCE

JUL 9 3 53 PM '81
FELIX Z. WILSON II 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 5768 PAGE 81

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
			63900.00- CO	
			166.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.64-
5857A07/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.0 1.6

T
IDENTIF. REFERENCE

JUL 9 3 53 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 831798