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

WARRANTY DEED

BOOK 5857 PAGE 159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alice Overton Figuers	Metropolitan Federal Savings & Loan Association	142-5C
(NAME)	(NAME)	
U-407,925 Todd Preis Dr.	230 Fourth Avenue, North	#30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	9D-65619
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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and other good and valuable consideration, the receipt of which is *Dollars,* hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of two notes payable to Home Federal Savings & Loan Association, secured by deeds of trust of record in Book 5039, page 832 and Book 5592, page 954, Register's Office for Davidson County,Tennessee, and the assumption of the escrow account therewith

KENNETH G. TIDWELL and wife, MARGARET P. TIDWELL

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

ALICE OVERTON FIGUERS

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

Unit No. U-407, together with the carport designated No. U-407-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plan of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, amended in Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, 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 Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 440, amended in Book 4956, page 756, 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 Kenneth G. Tidwell and wife, Margaret P. Tidwell, by deed from Haury & Smith Contractors, Inc. of record in Book 5039, page 830, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,900.00

Subscribed and sworn to before me, this the 26th day of February 19 82

Affiant

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

Notary Public

unimproved
This is improved ( ) property, known as U-407, 925 Todd Preis Drive, 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 1982 taxes;plan of record in Bk.4860,pp.17-19,amended in Bk.4860,pp.107-109;deeds of trust in Bk.5039,p.832,Bk.5592,p.954;easements in Bk.4675,p.127;Bk.3700,p.6;Bk.174,p.7

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. Bk.2274,p.547 and as set out above.

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 26th *day of* February *19* 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth G. Tidwell

Margaret P. Tidwell

Margaret P. Tidwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kenneth G. Tidwell and wife, Margaret P. Tidwell

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 26th *day of* February, *19*82

Commission expires, 1/20/85 *Notary Public*

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 .....

5045 03/03 156.50- 03814

WARRANTY DEED

FROM
Kenneth G. Tidwell et ux

TO
Alice Overton Figuers

G 8 T 6 8 8

IDENTIF. REFERENCE

MAR 3 8 35 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			60900.00-	CO
			158.34	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	164.84-
			5049A03/03/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 T 6 8 8

IDENTIF. REFERENCE

MAR 3 8 35 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869475