File 40

FORM NO. WD-1

BOOK 5934 PAGE 245

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Charles E Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY 1983.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Oct. 10, 1983

THIS INSTRUMENT WAS PREPARED BY:
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E Dukes (NAME)	First Southern Savings & Loan Association (NAME)	
8207 Sawyer Brown Road, J-9 (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road, Suite 101B (STREET ADDRESS)	142-1-A65
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leonard J. Bricken and wife Frances L. Bricken

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E Dukes and wife Jacklynn T. Dukes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. J-9, together with carport designated No. J-9-C 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 said County, and described in a Master Deed, recorded in Book 4562, page 474, of said Register's Office, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment, co-owners, and tenants of River Plantations, 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 Leonard J. Bricken and wife, Frances J. Bricken by deed from Charles E Jones, unmarried, of record in Book 5635, page 459, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is (unimproved ( ) improved (XX) property, known as 8207 Sawyer Brown Road, J-9 Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 5TH day of JANUARY, 1983

Leonard J. Bricken by J. Barry Barker, Attorney-in-Fact
Leonard J. Bricken

Frances L. Bricken by J. Barry Barker, Attorney-in-Fact
Frances L. Bricken

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard J. Bricken and wife Frances L. Bricken

the bargainor, 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 5th day of JANUARY 83 19.

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Leonard J. Bricken

TO Charles E Dukes

H 2 6 6 1 8

IDENTIF. REFERENCE

JAN 18 12 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 1983, before me personally appeared J. Barry Banker, to me known to be the person who executed the foregoing instrument in behalf of Leonard J. Bricken and wife, Frances L. Bricken, and acknowledged that he executed the same as the free act and deed of said Leonard J. Bricken and wife, Frances L. Bricken.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 15, 1983

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5994 PAGE 247

FOR _____

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
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 146.90-	
			1039A01/10/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 6 1 8

IDENTIF. REFERENCE

JAN 10 12 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921889