BOOK 6288 PAGE 752

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joan Deffebach (NAME) | Metropolitan Federal Savings & Loan (NAME) | 142-9C-924 |
| 924 River Plantation (STREET ADDRESS OR ROUTE NUMBER) | 230 Fourth Avenue North (STREET ADDRESS) | |
| Nashville, TN (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100---------- *Dollars,*

cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, RONALD LYLE FRANKS AND WIFE, PATRICIA J. FRANKS, Grantors herein,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JOAN DEFFEBACH, her *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

A certain condominium apartment in Davidson County, Tennessee, described as follows; to-wit:

Unit No. 924, together with the Carport Designated No. 924-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for 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 Ronald Lyle Franks and wife, Patricia J. Franks, by deed from Haury & Smith Contractors, Inc., of record in Book 5741, Page 551, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 82,000.00

Subscribed and sworn to before me, this the 7th day of May 19 84

Affiant

My commission expires: July 18, 1987 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 924 River Plantation, 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,* subject to matters of record, including Deed of Trust of record in Book 5741, Page 554, Register's Office for Davidson County, TN, which Grantee assumes and agrees to pay.

*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* 7th *day of* May *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.*

RONALD LYLE FRANKS

PATRICIA J. FRANKS

Baker, Worthington, Crossley, Stansberry & Woolf
11th Floor, 200 Fourth Avenue North
P. O. Box 2866
Nashville, Tennessee 37219

BOOK 6283 PAGE 753

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* RONALD LYLE FRANKS AND WIFE, PATRICIA J. FRANKS,

*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* 7th *day of* May *19* 84

*Notary Public*

*Commission expires* July 18, 1987

NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

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* .....

FILED FOR RECORD
DAVIDSON COUNTY, TN.
1984 JUL 9 PM 12 57

TENNESSEE REAL ESTATE TRANSFER REFERENCE

12105

WARRANTY DEED

FROM

TO

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 5288 PAGE 754

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

E20[illegible].00- CANT.
213.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 219.70-
5257A05/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

:2105 :1

IDENTIFICATION

MAY 9 12 57 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 34818