THIS INSTRUMENT PREPARED BY:
WILLIAM C. RIEDER
HAYNES, HULL, SMOOT & RIEDER, P.A.
214 N. ATLANTIC STREET
POST OFFICE BOX 878
TULLAHOMA, TENNESSEE 37388

no Mag. Pass

BOOK 5565 PAGE 573

# W A R R A N T Y  D E E D

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, JOEL FERRELL, JR. and wife, ROSEMARY K. FERRELL, have bargained and sold, and by these presents do hereby transfer and convey unto MRS. M. G. YEARWOOD, A SINGLE WOMAN, her heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

> Unit NO. B-3, together with the Carport designated No. B-3-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in the Master Deed recorded in Book 4661, page 334, 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 Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated in this Deed are the amended by-laws of record in Book 4691, page 906, and the amendment to said by-laws of record in Book 6354, page 676, and corrected in Book 6436, page 389, all in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Joel Ferrell, Jr. and wife, Rosemary K. Ferrell, by Deed from Charles M. Roselle and wife, Edna J. Ferrell, of record in Book 5915, page 601, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said MRS. M. G. YEARWOOD, her heirs and assigns, forever.

AND WE DO COVENANT with the said MRS. M. G. YEARWOOD, that we are lawfully seized and possessed of said land in fee

simple; have a good and lawful right to sell and convey same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MRS. M. G. YEARWOOD, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 22 day of May, 1985.

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Joel Ferrell Jr
JOEL FERRELL, JR.

Rosemary K Ferrell
ROSEMARY K. FERRELL

STATE OF TENNESSEE

COUNTY OF COFFEE

PERSONALLY appeared before me the undersigned Notary Public in and for said County and State, JOEL FERRELL, JR. and wife, ROSEMARY K. FERRELL, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 24th day of May, 1985.

Clara Dee Dodd
NOTARY PUBLIC

My Commission expires:
Oct. 20, 1985

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 79,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Tilman Pollard
Affiant

SWORN TO AND SUBSCRIBED TO before me, a Notary Public, this 24th day of May, 1985.

Clara Dee Dodd
NOTARY PUBLIC

My Commission expires:
Oct. 20, 1985

REAL PROPERTY TAX RESPONSIBILITY:

Mrs. M.C. Yearwood
500 Plantation Ct B-3
Nashville, Tn. 37221

This is improved property known as B-3, 500 Plantation Court, Nashville, Tennessee 37221



J.8.7.8.3.6.1

IDENTIF. REFERENCE

MAY 24 4 32 PM '85

FELIX Z. WILSON JR. Register
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6565 PAGE 576

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 79950.00- CAMT. | |
| | | | 207.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 217.24- |
| | | | 1487A05/24/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7-6-3-8

IDENTIF. REFERENCE

MAY 24 4 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138082