This instrument prepared by: Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, Tennessee 37239

54C8538

BOOK 6576 PAGE 839

| Address New Owner(s) as follows: | Send Tax Bills: | Map & Parcel No. |
|---|---|---|
| J. Ronald Clemmons and wife, Brenda J. Clemmons | Fidelity Federal Savings & Loan Asso. | 142-125 |
| 1324 General George Patton Road | 401 Union Street | |
| Nashville, Tennessee 37221 | Nashville, TN 37219 | 90-23450 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY & SMITH CONTRACTORS, INC.

a Tennessee corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

J. RONALD CLEMMONS and wife,
BRENDA J. CLEMMONS

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 1324, together with the Carport designated No. 1324-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, 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.

This is improved property known as 1324 General George Patton Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 my hand this 24th day of May, 1985.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L. Smith, Jr.

Reese L. Smith, Jr. CHAIRMAN

5547

BOOK 6576 PAGE 840

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be CHAIRMAN of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such CHAIRMAN, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CHAIRMAN.

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of May, 19 85.

NOTARY PUBLIC

My Commission Expires: 10-24-88

J 1 1 2 0 6

IDENTIF. REFERENCE

JUN 7 | 10 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6576 PAGE 841

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 62500.00- CAMT. | |
| | | | 162.50 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 169.00- |
| 5947A06/07/85 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

JL 12 06

IDENTIF. REFERENCE

Jan 7 1 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142424