Send Tax Statements To:
Autra M. Smothers et ux
881 General George Patton
Nashville, TN 37221

Prepared By:
YOUNG & WOODARD
408 Main Street
Franklin, TN 37064

Map Parcel
142-92-0B881-00CO
9D-65737

WARRANTY DEED

BOOK 6701 PAGE 71

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand ($85,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, we, MAX A. THOMAS and wife, MARY A. THOMAS, have this day bargained and sold and by these presents do hereby transfer and convey unto the said Grantees, AUTRA M. SMOTHERS and wife, SADIE M. SMOTHERS, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, as of record in Book 5200, pages 145 & 146, Register's Office of Davidson County, Tennessee, the part hereby described as being Unit 881 on said Plan together with the Carport designated No. 881-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Five, Condominiums.

Being the same property conveyed to Max A. Thomas and wife, Mary A. Thomas by Deed of Terence M. May and wife, Deborah G. May, as of record in Book 6301, page 285, Register's Office of Davidson County, Tennessee.

The address of this property is 881 General George Patton, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND we do covenant with the Grantees, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1) Subject to the Plan of record in Book 5200, page 135, and Book 5200, pages 145 and 146, Register's Office of Davidson County, Tennessee, which shows an Owner's Certificate, certain minimum building setback lines, and certain easements.

2) Subject to easement granted to the United States of America for TVA transmission line or lines and towers as shown by instrument of record in Book 2274, page 547, said Register's Office.

3) Subject to Limitations and conditions imposed by the "Horizontal Property Act", as set out in §66-27-101, et seq., of the Tennessee Code Annotated, as amended.

4) Subject to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section Five, Condominium, a Horizontal Property Regime, of record in Book 5410, page 248, said Register's Office, including the plat recorded in Book 5200, pages 145 and 146, said Register's Office, and the By-Laws of River Plantation, Section Five Condominium, of record in Book 5410, page 260, said Register's Office.

5) Subject to any lien or other obligation to pay for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expense lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with re-construction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in the By-Laws of record in Book 5410, page 260, said Register's Office.

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.

WITNESS our hands this 1st day of November, 1985.

Max A. Thomas
MAX A. THOMAS

Mary A. Thomas
MARY A. THOMAS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAX A. THOMAS and wife, MARY A. THOMAS, the Bargainors, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of November, 1985.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:

11-17-86

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $85,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

Quita M. Smucker
AFFIANT

Sworn to and subscribed before me this 1st day of November, 1985.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:

11-17-86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6701 PAGE 74

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

85000.00- CONT
221.00 CSTAX
.50 RREC
9.00 WDED
CHECK 230.50
3245A11/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 1 0 0

IDENTIFICATION REFERENCE

Nov 4 10 05 AM '85

FELIX Z. WILSON

No. 188540