File Book 6
cm

WARRANTY DEED

BOOK 6946 PAGE 635

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra K. Adcock	SAME	Map 142-5-B
UNIT D-306 (NAME)	(NAME)	Parcel 22
8300 SAWYER BROWN ROAD	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
NASHVILLE TN. 37221		
(CITY) (STATE) (P. O. ZIP)	(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~~, I, Charles K. Jackson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra K. Adcock

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:

Unit No. D 306, together with the Carport designated No. D-306-C in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464 of the 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 property, apartments, co-owners and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of 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 Charles K. Jackson, unmarried by deed from J. B. Gass and wife, Frances E. Gass, of record in Book 5225, page 523, said Register's Office.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.
2. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of River Plantation, Section Three, Condominium a Horizontal Property Regime, filed January 31, 1974, and recorded in Book 4784, page 464, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 4675, pages 75, 76 and 77, and as amended in Book 4675, pages 103-105, Register's Office for said County, and the By-Laws of River Plantations, Section Three, Condominium recorded in Book 4784, page 482, et seq., said Register's Office.

NOTE: By an Agreed Order of record in Book 5785, page 190, said Register's Office, said Master Deed was amended to exclude property inadvertently included in the description; said Master Deed was further amended by an instrument of record in Book 5860, page 663, said Register's Office.

This is unimproved ( ) improved (xx) property, known as Unit D-306, 8300 Sawyer Brown Road, 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 successors, assigns 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 my hand this 11th day of August, 1986

Charles K. Jackson

Charles K. Jackson

Form 3

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles K. Jackson the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of Aug., 1986

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Charles K. Jackson, an unmarried person

TO
Sandra K. Adcock

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FILED AUG 12 10 47 AM '86
PETTY ZMUDOWSKI REGISTER
DAVIDSON COUNTY, TN

30681

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $85,500.00

Sandra K. Adcock

Subscribed and sworn to before me this 11 day of August, 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

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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
			[illegible] CMNT.	
			239.40 CSTAX	
			.50 PRFEE	
			6.00 MBEED	
			CMTOX	245.90-
			90084000/12/06 DRL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30681

IDENTIFY REFERENCE

AUG 12 10 47 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 282110