This instrument prepared by:

Mastin G. Smith
Attorney at Law
125 Second Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map Parcel
Bessie A. Gowen K-1, 8207 Sawyer Brown Road Nashville, Tennessee 37221	Same	142-01-0-A067.00CO 9D-64593

FOR AND IN CONSIDERATION of the sum of EIGHTY-SIX THOUSAND, FIVE HUNDRED ($86,500.00) DOLLARS, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRED BRUNETT and wife, PHYLLIS BRUNETT, hereinafter called the GRANTORS have this day bargained and sold, and by these presents do transfer and convey unto BESSIE A. GOWEN, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to-wit:

> Unit No. K-1, together with the carport designated No. K-1-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of 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 Plantations, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, 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 Fred Brunett and Phyllis Brunett by deed from William E. Gann and wife, Betsy Shenk Gann, of record in Book , page , Register's Office for Davidson County, Tennessee.

This is improved property, known as K-1, 8207 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in

fee simple, have a good right to convey it, and the same is unemcumbered save and except for the 1986 taxes which have been pro-rated and are to be paid at Closing. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 12th day of December, 1986.

7 2 4 5 0

IDENTIFICATION REFERENCE

Dec 12 10 58 AM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

Fred Brunett

Fred Brunett

Phyllis Brunett

Phyllis Brunett

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, FRED BRUNETT and wife, PHYLLIS BRUNETT, 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 at Nashville, Tennessee, this 12th day of December, 1986.

Notary Public

My Commission Expires: June 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,500.00.

Bessie A. Gowen
AFFIANT

Sworn to and subscribed before me this 12th day of December, 1986.

Notary Public

My Commission Expires: April 12 1988

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

RECEIVED OF _____

FOR _____

BOOK 7067 PAGE 411

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

0650.00- CONT.
242.70 CSTAX
.50 PRFEE
6.00 WDC D
CHECK 243.70-
6507A12/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72450

IDENTIFICATION REFERENCE

Dec 12 10 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 22304