18

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (GST)
2700 First American Center
Nashville, Tennessee 37238

Address New Owner(s) as follows:	Send Tax Bills:	Map & Parcel No.
Julia Ann Godwin 1039 General George Patton Road Nashville, TN 37221	Same	09D 76119 #117 142-9-D

WARRANTY DEED AND BILL OF SALE

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Glenn S. Thomas and wife, Julianne B. Thomas, individuals residing in Davidson County, Tennessee, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Julia Ann Godwin hereinafter called the grantee, the grantee's heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 1039, together with the Carport designated No. 1039-C, in River Plantation, Section Six, Phase One, 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 Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements (including, but not limited to, the easement for TVA transmission line or lines and towers as shown by instrument of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee), restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, 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. Additionally, grantor's conveyance of said tract or parcel of land is further subject to applicable building and zoning laws and 1987 real estate taxes, a lien but not yet due and payable.

Being the same property conveyed to grantors by deed of record in Book 6148, page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as 1039 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.

Grantees do hereby further grant, bargain, sale, transfer and deliver unto the grantors to hereby further grant, bargain, sale, transfer and deliver unto grantee, grantee's heirs and assigns, all fixtures (including, but not limited to, all built-in kitchen appliances, kitchen ceiling fan and refrigerator), light fixtures, wall to wall carpeting, drapes in the kitchen (including mini-blinds) and master bedroom, located on or in said tract or parcel of land (the "Personal Property"). Grantors do hereby covenant with grantee that grantors are lawfully seized and possessed of the Personal Property, have good right to convey it, and grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said Personal Property to grantee, grantee's heirs and assigns, against the lawful claims of all persons whomsoever. NOTWITHSTANDING THE FOREGOING, ALL PERSONAL PROPERTY IS BEING SOLD "AS IS" WITHOUT ANY WARRANTIES, EXPRESSED OR IMPLIED, FROM GRANTORS, EXCEPT WITH RESPECT TO GRANTOR'S TITLE WITH RESPECT THERETO.

WITNESS grantors have executed this Warranty Deed and Bill of Sale as of the 17th day of April, 1987.

Glenn S. Thomas
Glenn S. Thomas

Julianne B. Thomas
Julianne B. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public for and in said County and State, Glenn S. Thomas and Julianne B. Thomas, with whom I am personally acquainted (or 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, at office, this 17th day of April, 1987.

Lisa W. Mitchell
Notary Public

LISA W. MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
November 12, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $79,500.00.

Julie Ann Solum
Affiant

Subscribed and sworn to before me, this 17th day of April, 1987.

Connie Cornwright
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires:
10/24/1988

16264

IDENTIFICATION REFERENCE NUMBER

APR 17 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7207 PAGE 323

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] 259.10-

[illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16264

IDENTIFICATION REFERENCE

APR 17 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70898