BOOK 7310 PAGE 977

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Fred E. McGinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 9-26-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas N. Jones, Atty. 339 Main Street, Franklin, Tn. 37064

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Fred E. McGinnis etux	None	142-58-39
(NAME) Unit G-303 Sawyer Brown Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Howard J. Hipp and wife, Dorothy Hensley Hipp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred E. McGinnis and wife, Barbara S. McGinnis

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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. G-303, together with the Carport designated No. G-303-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, as amended in Book 4675, pages 103-105, 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, as amended in Book 5840, page 683, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though herein.

Being the same property conveyed to Howard J. Hipp and wife, Dorothy Hensley Hipp by deed from Randolph Elliott Slaff and Jane Peeler Slaff, his wife, of record in Book 6107, page 644, Register's Office of Davidson County, Tennessee.

Subject to the following:

1. 1987 Taxes are a lien against the property, but not yet due and Payable.

unimproved ( )
This is improved (XX property, known as Unit G-303, Sawyer Brown Road, Nashville, Tn.
(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 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 Our hand s this 27th day of July, 1987

Howard J. Hipp

Howard J. Hipp

Dorothy Hensley Hipp By: Howard J. Hipp with Power of Attorney of record in Book 7310 Page 974, RODC, Tn.

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned, a Notary Public, said State & County with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Howard J. Hipp and wife, Dorothy Hensley Hipp by Howard J. Hipp with Power of Attorney

Witness my hand, at office, this 27th day of July, 19 87

Commission expires 9-26-90 Susanne Sailors
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

50699

IDENTIFICATION REFERENCE

Jul 30 12 33 AM '87

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Howard J. Hipp and wife,
Dorothy Hensley Hipp

TO

Fred E. McGinnis and wife,
Barbara S. McGinnis

Prepared by: Thomas N. Jones
339 Main Street
Franklin, Tennessee 37064

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

770[illegible].00- CASH
215.00 STATE
.50 PRFEE
6.00 MDEED
CHECK [illegible].10-
56780A07/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50899

IDENTIFICATION REFERENCE

JUL 30 12 33 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109921