VIII-G/SA21 JRR/aw 1/21/88 Box 22

This instrument prepared by: JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 7457 PAGE 713

Address New Owner(s) as follows: RICHARD THOMAS MATTHAI et ux

Name and Address of the person or entity responsible for payment of real property taxes: ATLANTIC COAST MORTGAGE COMPANY, 3975 University Drive, Fairfax, VA 22030

Map and Parcel No. 142-9-B-866 Field Book #9D-65721.

For and in consideration of the sum of SEVENTY EIGHT THOUSAND FIVE HUNDRED ($78,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, MARY RUTH BENNETT and husband, MELVILLE R. BENNETT, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD THOMAS MATTHAI and wife, CATHY B. MATTHAI, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land located in Davidson County, State of Tennessee, being more particularly described on EXHIBIT A attached hereto.

This is improved property, known as 866 General George Patton Drive, Nashville TN 37221.

Grantees, by acceptance of this Deed, hereby join in, accept and agree to be bound by the instruments creating River Plantation Condominiums, and further agree hereby to pay all assessments, whether special or general, which are levied by the Homeowner's Association in connection with River Plantation, pursuant to the Covenants, Conditions, By-Laws, Restrictions and Agreements of record in Book 5410, page 248, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, RICHARD THOMAS MATTHAI and wife, CATHY B. MATTHAI, their heirs and assigns, forever; and we, MARY RUTH BENNETT and husband, MELVILLE R. BENNETT, 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, except as otherwise set out herein; do further

covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of January 1988.

Mary Ruth Bennett
MARY RUTH BENNETT

Melville R Bennett
MELVILLE R. BENNETT

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 MARY RUTH BENNETT and husband, MELVILLE R. BENNETT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville Tennessee, on this the 22nd day of January 1988.

Notary Public

My commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $78,500.00.

Richard Thomas Mattha - Affiant

Subscribed and sworn to before me this 22nd day of January 1988.

Notary Public

My commission expires: 11-12-89

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

VIII-G/SA 22 JRR/aw

EXHIBIT A BOOK 7457 PAGE 715

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 866, together with the Carport designated as No. 866-C, on the Plan of Phase One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, which Plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Phase One, Section Five, River Plantation Condominium Apartaments, as said areas are set forth and defined in Master Deed of record in Book 5410, page 248, and By-Laws of record in Book 5410, page 260, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

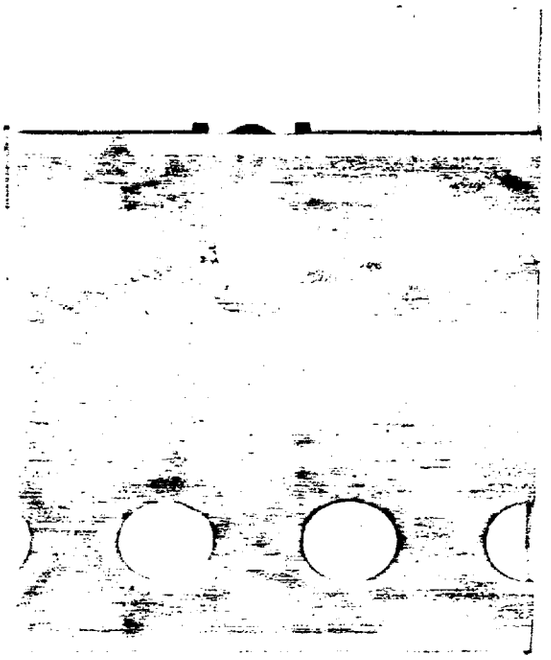
Being the same property conveyed to Mary Ruth Bennett by Deed from Theresa Mayor, unmarried, and Rosemary F. Mayor, unmarried, of record in Book 6676, page 379, Register's Office for Davidson County, Tennessee.

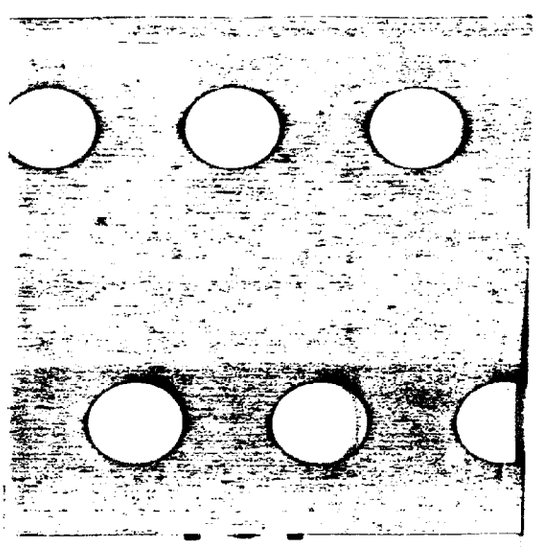
0078.6.

IDENTIFICATION REFERENCE

JAN 28 8 47 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 716

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 78500.00
CON TX 219.80
PRFEE 0.50
MTGEE 9.00
TOTAL 229.30
CHECK 229.30

01/28/88 01 08:49 0001 2012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0 7.8.6.

IDENTIFICATION REFERENCE

JAN 28 8 47 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 56906