This Instrument Prepared By:

Richard Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Send Tax Bills To:

Charles Maurice Ferrell
203 Macon Street
McDounough, GA 30253
Map-Parcel Numbers:
9D 64725 Map 142-5A
Par 82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 9-9-89

4505 02/05 0101 03CHECK 233.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and no/100 Dollars ($80,000.00), cash in hand paid to JAYNE B. SUTTON, the receipt and sufficiency of all of which is hereby acknowledged, we, JAYNE B. SUTTON, JEANNE S. BODFISH, and JOHN M. BODFISH, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES MAURICE FERRELL, hereinafter referred to as Grantee, his heirs and assigns, that real estate in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being a Part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in book 4460, pages 136 and 137, Register's Office for said County, the part hereby described being Unit No. L-6 on said plat, together with the carport designated No. L-6-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.
>
> Prior Deeds in Book 7198, page 122, and in Book 5646, page 214, Davidson County, Tennessee.
>
> POSSESSION OF SAID REAL ESTATE SHALL NOT BE DELIVERED UNTIL FEBRUARY 10, 1988.
>
> Carpets, draperies, window treatments, stove and refrigerator to remain.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

We, the Grantors, do covenant with the said Grantee that we the Grantors are lawfully seized and possessed of said real estate in fee simple, and have a good right to convey same and that the same is unencumbered, except 1988 taxes which are prorated as of the date hereof and assumed by the Grantee, and the restrictions, declarations and other contractual obligations applicable to said real estate pursuant to the documents of record in the Register's Office, Davidson County, Tennessee applicable to the River Plantation, Section Two as set out in the description.

We, the Grantors, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

JAYNE B. SUTTON and DAVID A. PRICE, Trustees joins herein for the purpose to, and does hereby, convey any and all interest which they as Trustees may have in and to said real estate but does not join in as to any of the representations and warranties contained herein.

WITNESS our hands this 30th day of January, 1988.

Jayne B. Sutton
JAYNE B. SUTTON

Jeanne S. Bodfish
JEANNE S. BODFISH

John M. Bodfish
JOHN M. BODFISH

David A. Price
DAVID A. PRICE, TRUSTEE

Jayne B. Sutton
JAYNE B. SUTTON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAYNE B. SUTTON, JEANNE S. BODFISH, JOHN M. BODFISH ~~xxx DAVID A. PRICE, xxxxxxx~~, the within named bargainors, 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 and official seal at office, this the 30th day of January, 1988.

Richard Vance
NOTARY PUBLIC

My Commission Expires: 5/13/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DAVID A. PRICE, Trustee, and JAYNE B. SUTTON, Trustee, the within named bargainors, 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 and official seal at office, this the 2nd day of February, 1988.

NOTARY PUBLIC

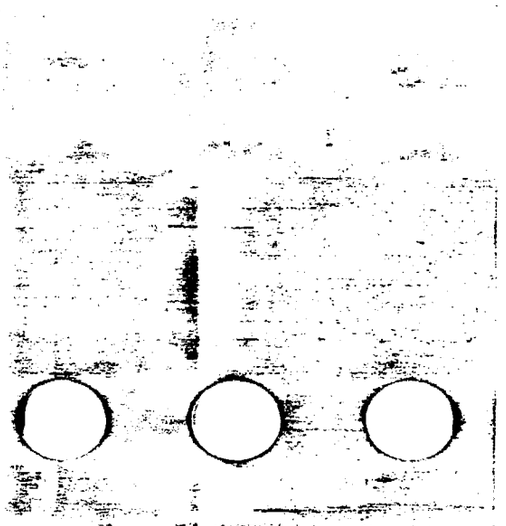
My Commission Expires: 2/3/89

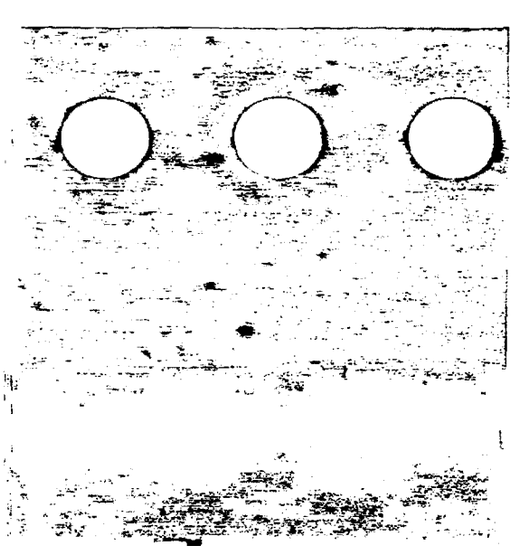
02966

IDENTIFICATION REFERENCE

FEB 5 9 35 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7463 PAGE 872

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 80000.00
				CON TX 224.00
				PRFEE 0.50
				MDEED 9.00
				TOTAL 233.50
				CHECK 233.50
02/05/88	01			09:37 0001 4505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02966

IDENTIFICATION REFERENCE

FEB 5 9 35 AM '88

DAVIDSON COUNTY, TN

No. 59349