THIS INSTRUMENT WAS PREPARED BY:

Box 14

Gail Pigg, Attorney At Law
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

Box 14

BOOK 7482 PAGE 117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS:	MAP & PARCEL NO.:
(Ralph Joseph Ferragina and wife, Karen D. Ferragina	Fidelity Federal	Map 142
(401 General George Patton Road	401 Union Street	Par. 286
(Nashville, TN 37221	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

A Tennessee Corporation, hereinafter called the grantors, having bargained and sold, and by these presents do transfer and convey unto

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Ralph Joseph Ferragina and wife, Karen D. Ferragina

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 401, together with the Carport designated No. 401-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et. seq., 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 apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396 - 438, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8 - 11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1988 taxes, and as above set forth.

This is improved property known as 401 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.

WITNESS my hand this 26th day of February, 1988.

HAURY AND SMITH CONTRACTORS, INC.

BY: Jesse Smith Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7482 PAGE 118

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Reese L. Smith, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the CHairman respectively of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Chairman, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L. Smith, Jr. as Chairman and attesting the same by the said Reese L. Smith, Jr. as Chairman.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of February, 1988.

Gail Pigg
Notary Public

My Commission Expires: 10/24/88.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 104,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph Joseph Tenas

Sworn to and subscribed before me this 26th day of February, 1988.

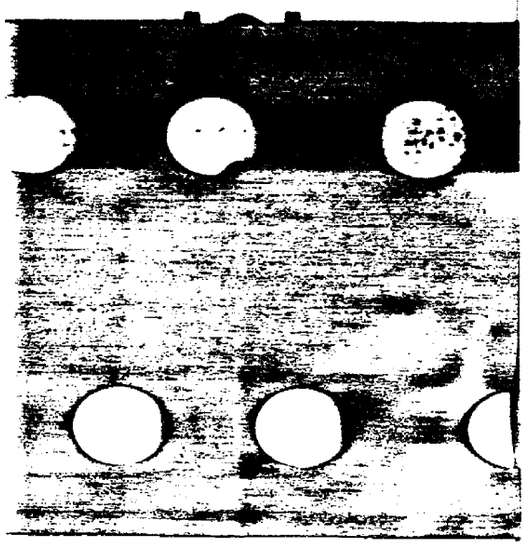
Gail Pigg
Notary Public

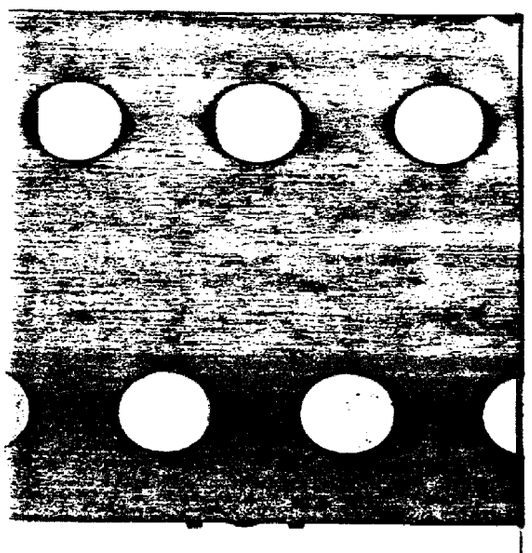
My Commission Expires: 10/24/88.

IDENTIFICATION REFERENCE

MAR 2 3 17 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

D 0 9 4 1 0





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7482 PAGE 119

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 104000.00
CON TX 291.20
PRFEE 0.50
WDEED 6.00
TOTAL ~~297.70~~
CASH ~~297.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/88 01 15:17 0001 2114

D0941 0

IDENTIFICATION REFERENCE

Mar 2 3 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66812