MDSWP576 03/18/88 jhb

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

BOX 18
(RGD)

GENERAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| E. Annette George<br>Unit M-1, River<br>Plantations<br>Highway 70 South<br>8207 Sawyer Brown Road<br>Nashville, TN 37221 | Same | Map 142-1A<br>Parcel 81 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Julia R. Lang (a 25% undivided interest), Maud R. Welch, unmarried (a 25% undivided interest), James C. Reynolds, unmarried (a 25% undivided interest), and Mildred N. Reynolds, unmarried (a 25% undivided interest) ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto E. Annette George, unmarried ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. M-1, together with the Carport designated No. M-1-C, in River Plantation, Section One, a Condominium, Plan of record in Book 4460, page 59, said Register's Office, and described in Master Deed, recorded in Book 4562, page 474, said Register's Office, to which reference is made.

Being the same property conveyed to Edgar W. Wood and wife Ruby R. Wood by deed from Haury and Smith Contractors, Inc. of record in Book 4632, page 547, said Register's Office; the said Edgar W. Wood having predeceased Ruby R. Wood, and the Will of Ruby R. Wood of record in Will Book 161, page 227, Probate Court Clerk's Office having devised subject property to Julia R. Lang, Maud R. Welch, James C. Reynolds and John T. Reynolds. The said John T. Reynolds having since died.

This is improved property known as Unit M-1, River Plantations, Highway 70 South, 8207 Sawyer Brown Road, Nashville, Tennessee 37221.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1988, a lien but not yet due and payable.

2. The Plan of record in Book 4460, page 59, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and certain easements.

3. The property is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code

Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, (Section One), of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4562, page 490, Register's Office for Davidson County, Tennessee.

4. Subject to the liens for any unpaid assessments and/or special assessments.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 25th day of March 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Julia R. Lang

James C. Reynolds, unmarried

Maud R. Welch, unmarried

Mildred N. Reynolds, unmarried

Fred Lang joins herein for the sole purpose of conveying any interest which he may have in the said property by virtue of his marriage to Julia R. Lang.

Fred Lang

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 7500 PAGE 380

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Julia R. Lang, James C. Reynolds, Maud R. Welch, Mildred N. Reynolds and Fred R. Lang, 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, at office, this 25th day of March, 1988.

Carol M. Welch
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $80,000.00.

E. Arnette George
Affiant

Sworn to and subscribed before me this 25th day of March, 1988.

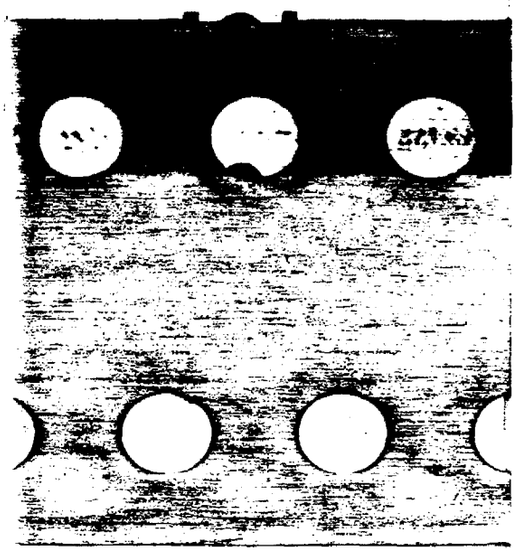
A. Gibbs
Notary Public

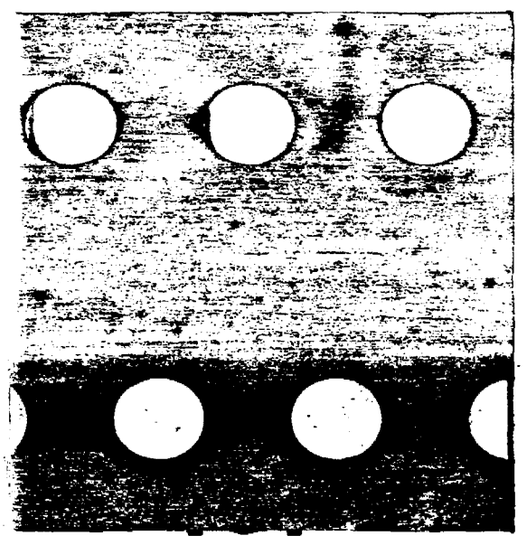
My Commission Expires:
My Commission Expires July 9, 1989

15966

IDENTIFICATION

Mar 25 3 54 PM '88





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 381

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| AMT | 80000.00 |
| CON TX | 224.00 |
| PRFEE | 0.50 |
| | 9.00 |
| TOTAL | 233.50 |
| CHECK | 233.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/88 01 15:55 0001 9806

15966

IDENTIFICATION

MAR 25 3 54 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 74368