This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8531 PAGE 783

ADDRESS NEW OWNER:
Mary Jo Birdwell
925 Todd Preis Drive, Unit K-403
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 142-5-D
PARCEL 62 CO
9D-65563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jane St. Charles, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary Jo Birdwell, unmarried , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit K-403, together with the carport designated No. K-403-C in River Plantation, Section Four, a condominium, a Horizontal Property Regime, of record in Plat Book 4860, Pages 17, 18 and 19, and as amended in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jane St. Charles, unmarried , by deed from Domenic R. Giordano and wife, Madeline M. Giordano of record in Book 7207, Page 720, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of River Plantation, Section Four, of record in Book 4892, page 440, et seq. and as amended in Book 4956, page 756, and By-Laws of record in Book 4892, page 456, Register's Office for Davidson County, Tennessee.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 925 Todd Preis Drive, Unit K-403, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Jo Birdwell, unmarried, her heirs and assigns, forever; and I, Jane St Charles, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this the 15th day of January, 1992.

Jane St. Charles

Jane St. Charles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jane St. Charles, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,500.00.

Mary Jo Bridwell
AFFIANT

Subscribed and sworn to before me this 15th day of January, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

7.7.8.7.1

IDENTIFICATION REFERENCE

JAN 21 10 35 AM '92

DAVIDSON COUNTY, TN

8222 01/21 0101 03CHECK 319-65

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 785

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

CAMT 84500.00
MOR TX 312.65
PRFEE 1.00
WDEED 6.00
TOTAL 319.65
CHECK 319.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 10:36 0001 8222
VOID
MOR TX 312.65
CON TX 312.65
~~TOTAL 0.00~~
~~CHECK 0.00~~

01/21/92 01 10:36 0001 8223

Total 319.65

7.7.8.7.1

IDENTIFICATION REFERENCE

JAN 21 10:35 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 494617