This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**424 Church Street, Suite 2800**
**Nashville TN 37219**
**Return to Box 50**

BOOK 8925 PAGE 944

**ADDRESS NEW OWNER:**
Howard T. Reeves Jr.
970 General George Patton Road
Nashville, Tennessee 37221

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**

| | |
|---|---|
| MAP | 142-09 |
| GROUP | 0D |
| PARCEL | 27 |

## 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, we, J.Wallace Riggins Jr., and wife, Dainese L. Riggins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howard T. Reeves Jr., an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium in Davidson County, Tennessee, being Unit No. 970, together with the carport designated No. 970C, on the Plan of River Plantation, Section Six, Phase One, Condominium Apartments, of record in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record 5794, page 526, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to J. Wallace Riggins Jr., and wife, Dainese L. Riggins by deed from Linda Pargh Pinsly and husband Gary Pinsly, as of record in Book 6669, page 694, Register's Office for Davidson County, Tennessee.

This is improved property known as 970 General George Patton Road, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 5200, page 347, and in Book 5200, pages 259 and 360, in said Register's Office.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the 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 limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing

a Horizontal Property Regime of River Plantations, Section Six, Phase One, of record in Book 5794, page 526, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 5794, page 539, Register's Office for Davidson County, Tennessee.

4. Subject to special assessments contained in the Declaration of Covenants, Conditions and Restrictions, as contained in Master Deed recorded in Book 5794, page 526.

5. Subject to easement granted U.S.A for TVA transmission lines and towers as shown by instrument of record in Book 2274, page 547, Register's Office.

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**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard T. Reeves Jr., an unmarried person, his heirs and assigns, forever; and we, J.Wallace Riggins Jr., and wife, Dainese L. Riggins, do covenant with the said Grantee 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 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 land to the said Grantee, his 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 the 26th day of April, 1993.

J.Wallace Riggins Jr.

Dainese L. Riggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J.Wallace Riggins Jr., and wife, Dainese L. Riggins, 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 within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 104,000.00.

Howard T. Reeves Jr.
AFFIANT

Subscribed and sworn to before me this 26th day of April, 1993.

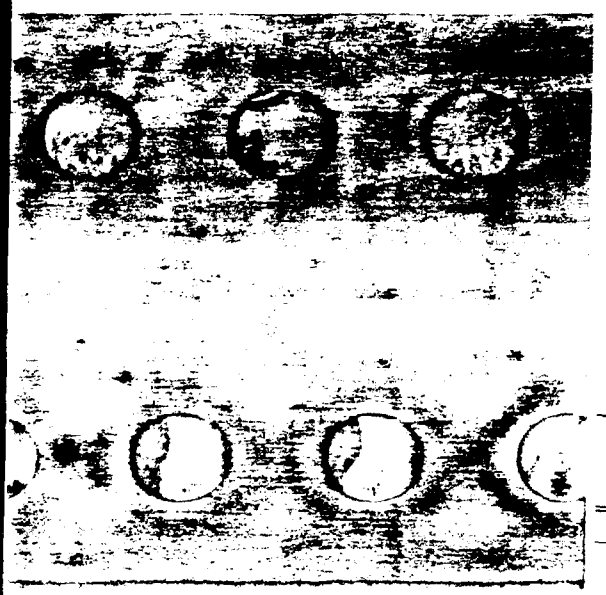
June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/21/96

9147 04/26 0101 03CHECK 393.80

APR 26 12 29 PM '93
DAVIDSON COUNTY, TN
KEITH WILSON REGISTER

IDENTIFICATION REFERENCE

1 2 8 6 5



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

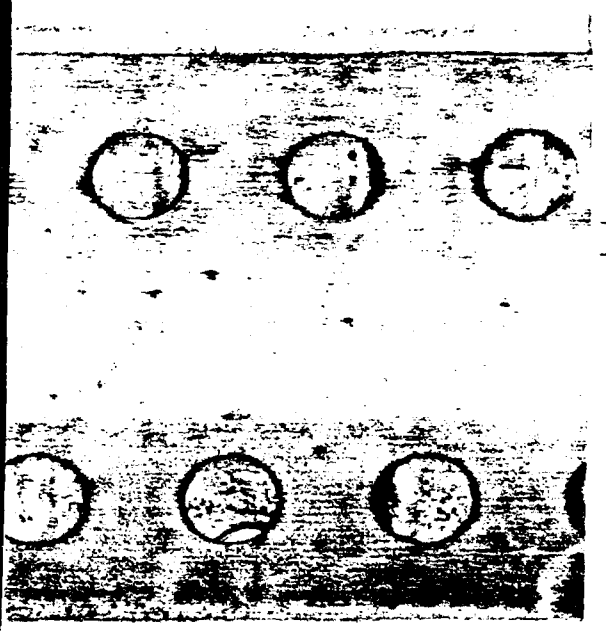
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
[illegible] 393.80
CHECK 393.80

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

04/26/93 01 12:29 0001 9147

1:2865

IDENTIFICATION REFERENCE

APR 26 12 29 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 643854