This Instrument Was Prepared By: Gail Rigg
219 Second Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS:	MAP & PARCEL NO.
James E. Carnes, Jr., et ux	Same. No mtge	Map - 142-09-H
9008 Sawyer Brown Road		Parcel - 116
Nashville, Tennessee 37221		

WARRANTY DEED BOOK 9210 PAGE 35

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,

JAMES E. CARNES, JR., AND WIFE, MARJEAN R. CARNES

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

Unit No. 9008, together with the carport designated No. 9008-C, in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation documents of record in Book 8844, page 642, as amended in Book 8975, page 89, 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 of River Plantation, Section IX, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, 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, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642 as amended in Book 8975, page 89, Register's Office for said County, and Book 9053, page 256, said Register's Office.

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, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1994 taxes, and as above set forth.

This is improved property known as 3008 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtances, 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, except as hereinabove set forth; 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 whomsoever except as herein set forth. 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 3rd day of January 1993.

HAURY AND SMITH CONTRACTORS, INC.

By: H. Wayne Haury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Wayne Morrison, 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 Vice-President respectively of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Vice-President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Wayne Morrison as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of January, 19 94.

Notary Public

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater), is $135,180.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 3rd day of January, 19 94.

Notary Public

My Commission Expires: 7/27/96

U3993
IDENTIF. ↑ REFERENCE

94 JAN -5 AM 8:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5827 01/05 0101 03CHECK 509.24

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

RECEIVED OF _____

FOR _____

BOOK 9210 PAGE 37

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 135180.00
				CON TX 500.24
				PRFEE 1.00
				WDEED 8.00
				TOTAL 509.24
				CHECK 509.24
01/05/94	01	08:43	0001	5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03993
IDENTIF. ↑ REFERENCE

94 JAN -5 AM 8:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 741851