14-A

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Philip R. Burns, et ux	LEADER FEDERAL BANK FOR SAV.	Map - 142-9-H
8918 Sawyer Brown Road	158 Madison Avenue	Parcel - 140
Nashville, Tennessee 37221	Memphis, TN 38101	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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,

PHILIP R. BURNS AND WIFE, SUE W. BURNS

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. 8918 *, together with the carport designated No.* 8918 *-C, in River Plantation, Section IX, Phase II-F, 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-F, Condominium Apartments, recorded in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, 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-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, page 341-346, and annexation document in Book 9247, page 951, 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, Book 9053, page 256, Book 9247, page 951, and Book 9247, page 951, 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, 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 8918 *Sawyer Brown Road, Nashville, Tennessee 37221.*

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to 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 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 set forth above. 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 8th *day of* December, 1994.

HAURY AND SMITH CONTRACTORS, INC.

BY: Vase L. Smith III Pres

BOOK 9545 PG 242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith III 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 President of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L. Smith III as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 day of December, 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 $ 137,000.00. This is equal to or greater than the property would bring at fair and voluntary sale.

X

Sworn to and subscribed before me this 8th day of December, 19 94.

NOTARY PUBLIC

My commission expires: 7/27/96.

IDENTIF. & REFERENCE

17080

94 DEC 14 AM 10:32

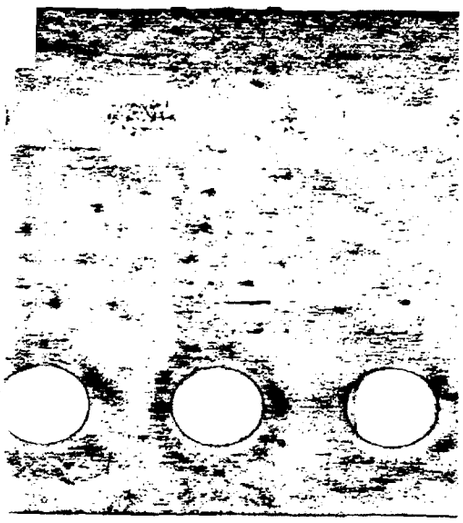
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

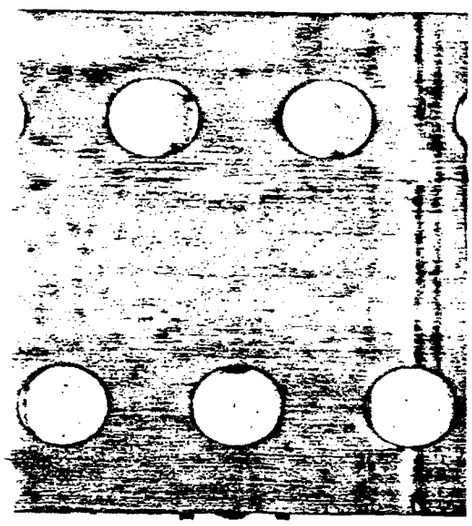
2918 12/14 0101 03CHECK 515.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9545 PG 243

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	137000.00
CON TX	506.90
PRFEE	1.00
WDEED	8.00
TOTAL	515.90
CHECK	515.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-14-94 0001 2918

17080
IDENTIF. ✦ REFERENCE

94 DEC 14 AM 10:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 862878