BOOK 9720 PG 457

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/30/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT R. BACON et ux 1245 GENERAL GEORGE PATTON DRIVE NASHVILLE, TN 37221	Curtis Mtg. Co PO Box 18886 Knoxville Tn 37939	142-09/E/45

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GERALD WAYNE CRABTREE and wife, MARGEREE E. CRABTREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT R. BACON and wife, KAREN M. BACON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF RIVER PLANTATION, SECTION SEVEN, PHASE ONE, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN BOOK 5200, PAGES 705, SAID REGISTER'S OFFICE, THE PART HEREBY DESCRIBED BEING:

UNIT NO. 1245 SAID PLAN, TOGETHER WITH THE CARPORT DESIGNATED NO. 1245-C SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME WITH RESPECT TO RIVER PLANTATION, SECTION SEVEN.

BEING THE SAME PROPERTY CONVEYED TO GERALD WAYNE CRABTREE AND WIFE, MARGEREE E. CRABTREE, BY DEED OF WILLIAM O. ECHOLS AND WIFE, ELEANOR C. ECHOLS, OF RECORD IN BOOK 9106, PAGE 852, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. 1995 TAXES AND SUBSEQUENT YEARS.
2. ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 5200, PAGE 705, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 50-FOOT MINIMUM BUILDING SETBACK LINE ON THE REAR OF SAID PROPERTY, A 30-FOOT MINIMUM BUILDING SETBACK LINE ON THE FRONT OF SAID PROPERTY, AND A 10-FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT THROUGHOUT SAID PROPERTY.
3. THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF RIVER PLANTATION CONDOMINIUMS OF RECORD IN BOOK 6226, PAGE 9, BOOK 6392, PAGE 321, AND BOOK 4562, PAGE 479, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE BY-LAWS APPENDED THERETO, INCLUDING LIENS FOR ASSESSMENTS AS PROVIDED THEREIN, EASEMENTS AND RESTRICTIONS AS CONTAINED THEREIN.
4. RESTRICTIVE COVENANTS CONTAINED IN THE MASTER DEED OF RECORD IN BOOK 4562, PAGE 479, AND BOOK 6226, PAGE 9, BOOK 6392, PAGE 321, SAID REGISTER'S OFFICE.
5. ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 1245 GENERAL GEORGE PATTON DR., NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 OUR hand(s) this _____ day of JUNE, 1995.

GERALD WAYNE CRABTREE

MARGEREE E. CRABTREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD WAYNE CRABTREE and wife, MARGEREE E. CRABTREE, with whom I am personally acquainted, or whose identity was 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 _____ day of JUNE, 1995.

NOTARY PUBLIC

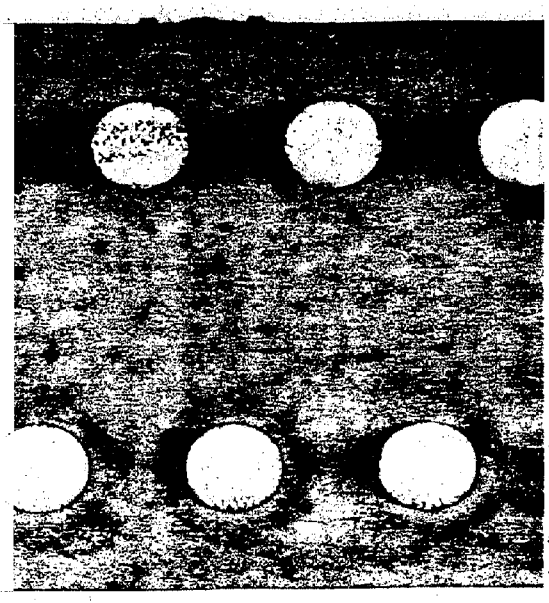
My Commission Expires:

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

0075798
IDENTIF. # REFERENCE

95 JUL -3 PM 2:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7532 07/03 0101 03CHECK 490.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

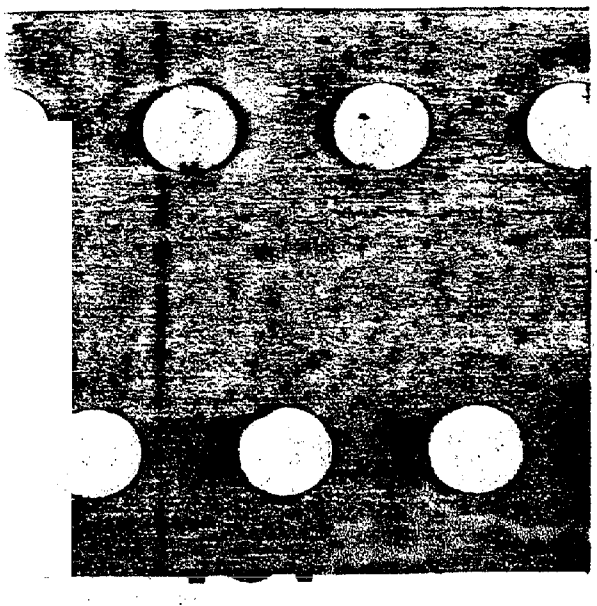
RECEIVED OF _____

FOR _____

BOOK 9720 PG 459

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	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
TOTAL	490.00
CHECK	490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7532

0075798
IDENTIF. ↑ REFERENCE

95 JUL -3 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926686