BOOK 9986 PG 865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1996

Notary Public

MY COMMISSION EXPIRES: June 19, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES G. BLACKARD, JR. (NAME)	CHARLES G. BLACKARD, JR. (NAME)	MAP 142-9-F
522 General George Patton (ADDRESS)	Same (ADDRESS)	PARCEL 522CO
Nashville TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, TERRY O. WILKINSON AND WIFE, MARY F. WILKINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES G. BLACKARD, JR. AND WIFE, WANDA W. BLACKARD

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 Unit No. 522, together with the Carport designated No. 522C, in River Plantation, Section VIII, Phase II, a Horizontal Property Regime, located on Sawyer Brown Road and Genral George patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Viii, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq., Reigter's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 7417, page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to TERRY O. WILKINSON AND WIFE, MARY F. WILKINSON by deed from DONALD H. ALEXANDER, CO-TRUSTEE AND JOAN H. ALEXANDER, CO-TRUSTEE OF THE ALEXANDER FAMILY REVOCABLE TRUST AGREEMENT DATED MAY 11, 1994, WITH FULL POWER TO SELL OR CONVEY BY DEED OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY FOR WHOM THEY MAY BE ACTING of record in Book 9928, page 342, Register's Office for DAVIDSON County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage

CONTINUED

unimproved ( )
This is improved (X) property, known as 522 GENERAL GEORGE PATTON, NASHVILLE, TENNESSEE 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 18th day of March 19 96

Terry O. Wilkinson
TERRY O. WILKINSON

Mary F. Wilkinson
MARY F. WILKINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY O. WILKINSON AND WIFE, MARY F. WILKINSON

the bargainor S with whom I am personally acquainted or 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 and official seal at NASHVILLE, Tennessee, this 18th day of March 19 96

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

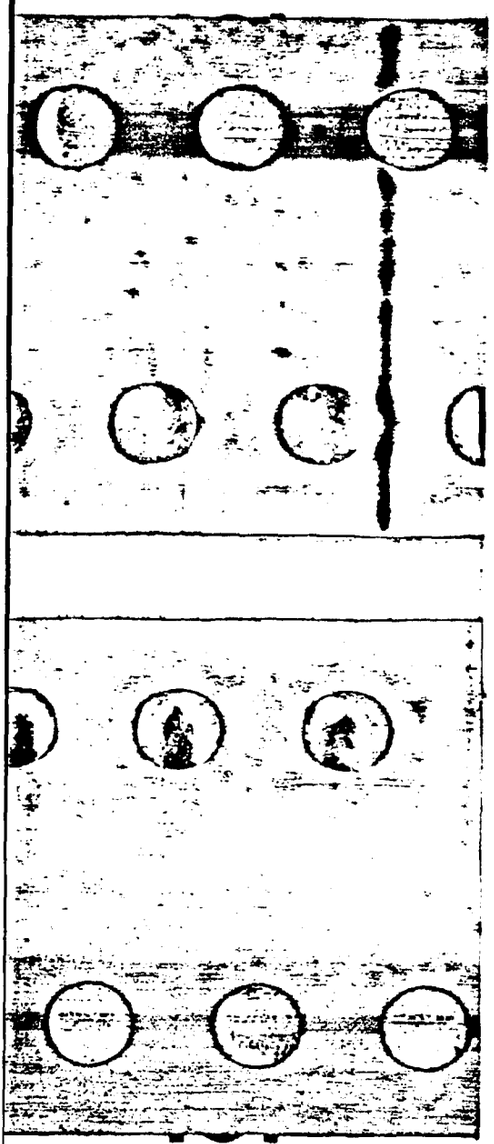
Notary Public

interest in the land and general common elements.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101, 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 and By-Laws establishing a Horizontal Property Regime of River Plantation Condominium, of record in Book 7417, page 396, said Register's Office.

This conveyance is made subject to Covenants, Conditions and Restrictions of record in Book 7389, Page 924 and Book 7389, page 941, said Register's Office; easement for Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office; easements and setback lines as set forth on the above plans of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

0162519
IDENTIF. ↑ REFERENCE
96 MAR 21 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1014 03/21 0101 03CHECK 538.4



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

RECEIVED OF _____

FOR _____

BOOK 9986 PG 868

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	
				142000.00
			CON TX	525.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	538.40
			CHECK	538.40
		03/21/96	01	14:01 0001 1014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162519 IDENTIF. ↑ REFERENCE

96 MAR 21 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019056