Map and Parcel 142-01-A-080

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Mail

Send Tax Bills To:
New Owner

BOOK 10013 PG 540

New Owner:

John H. Wiley and wife, Phyllis Ruth Wiley
206 Peachtree Forest Terrace
Norcross, Georgia 30092

Mortgagee:

First Union National Bank of Georgia
5525 Peachtree Parkway
Norcross, Georgia 30092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Clyde E. Nash and wife, Elizabeth B. Nash, Grantors, have bargained and sold and by these presents do transfer and convey unto John H. Wiley and wife, Phyllis Ruth Wiley, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land located and lying in Davidson County, Tennessee, being described as follows, to-wit:

Unit No. L-8, together with the Carport designated No.L-8-C, in River Plantations, Section One, A condominium, a Horizonal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the 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 property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereto the same as though copied herein.

Being the same property conveyed to Clyde E. Nash and wife, Elizabeth B. Nash by deed from Ralph D. Bennett and wife, Bess Hunt Bennett of record in Book 7315, page 154, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto 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 property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Master Deed and By-Laws of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee; (2) All matters contained on the Plan of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of Easement for Sewer Line in Book 7598, page 753, Register's Office for Davidson County, Tennessee; (4) 1996 taxes are a lien not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND WE DO FURTHER COVENANT and bind ourself our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 25 day of March, 1996.

X Clyde E. Nash
Clyde E. Nash

X Elizabeth B. Nash
Elizabeth B. Nash

STATE OF Tennessee)
)
COUNTY OF Williamson)

BOOK 10013 PG 541

Personally appeared before me, the undersigned, a Notary Public of said County, Clyde E. Nash and wife, Elizabeth B. Nash, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of March, 1996.

Lisa Culp Taylor
NOTARY PUBLIC

My Commission Expires: 10-14-98

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Seventeen Thousand and No/100 Dollars ($117,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X.
AFFIANT

Sworn to and subscribed before me this 25th day of March, 1996.

Lisa Culp Taylor
NOTARY PUBLIC

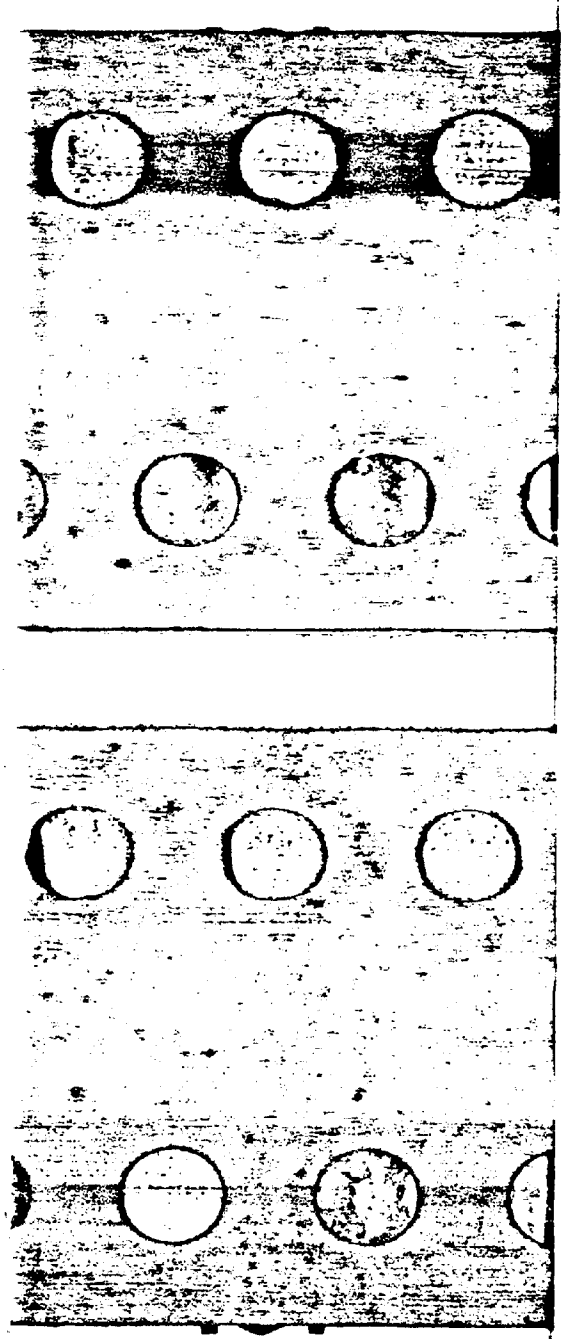
My Commission Expires: 10-14-98

LCT\F:\WORK\DATA\W\WILEY.WD

0170635
IDENTIF. ↑ REFERENCE

96 APR 12 AM 11:20
FELIX Z. WHITESELL REGISTER
DAVIDSON COUNTY, TN.

9737 04/12 0101 03CHECK 441.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RP(1)R 10013 PG 542

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 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
TOTAL 441.90
CHECK 441.90

04/12/96 01 11:23 0001 9737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170635
IDENTIF. ↑ REFERENCE

96 APR 12 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027701