BOOK 10234 PG 644

52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,900.00

V. J. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V. J. Johnson	SAME	MAP 142-9E
(NAME)	(NAME)	
1201 General George Patton Road		PARCEL 1
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, William N. Scott and wife, Jean S. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. J. Johnson and Evelyn Flynn, both unmarried, as tenants in common with rights of surviorship

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 1201 together with carport designated No. C-I on the Plan of Section Seven Phase One River Plantation of record in Plat Book 5200,pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

For Derivation clause see attached exhibit A

THIS CONVEYANCE IS MADE SUBJECT TO:

All matters appearing on the Plan of record in Plat Book 5200, page 706 amended in Plat Book 6392, page 321, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions and Agreements contained in the Master Deed for River Plantation (Section Seven) of record in Book 6226, page 9, including the By-Laws appended thereto of record in Book 6226, page 18, Register's Office for Davidson County, Tennessee.

Easements granted to Harpeth Valley Utility District by instrument of record

CONTINUED

This is improved (X) property, known as 1201 General George Patton Road, Nashville, Tennessee 37221
(unimproved ( ))
(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 15th day of October, 19 96

William N. Scott
William N. Scott

Jean S. Scott
Jean S. Scott

LEGAL DESCRIPTION CONTINUATION

in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

Easement granted United States of America for TVA transmission lines of record in Book 2274, page 547, as shown on Plan of record in Book 5200, page 705, said Register's Office.

Any and all other matters affecting this property of record in the Register's Office for Davidson County, Tennessee.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 5200, page 706 and Book 6392, page 21, said Register's Office.

Derivation Clause:

Being the same property conveyed to William N. Scott and wife, Jean S. Scott by deed from Henry Briton Kirby, III and wife, Diane Kirby of record in Book 9536, page 994, Register's Office for Davidson County, Tennessee.

BOOK 10234 PG 646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William N. Scott and wife, Jean S. Scott

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 Franklin, Tennessee, this 15th day of October 19 96

Commission expires 11 30 97

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 _____

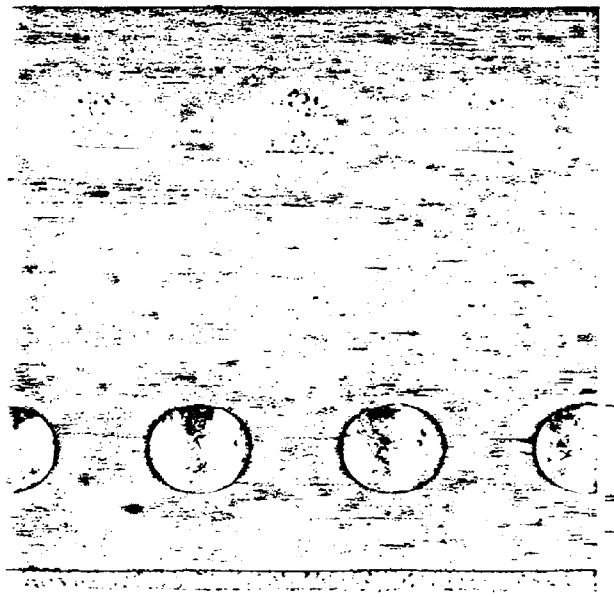
Notary Public

0239172
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 12:38

FELIX Z. GILSON III REGISTER
DAVIDSON COUNTY, TN.

3329 10/23 0101 03CHECK 541.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

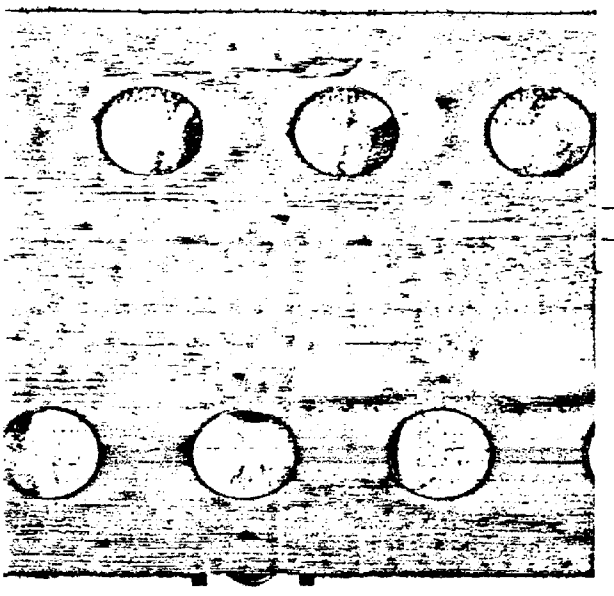
RECEIVED OF _____

FOR _____

BOOK 10234 PG 647

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 142900.00
CON TX 528.73
PRFEE 1.00
WDEED 12.00
TOTAL 541.73
CHECK 541.73

10/23/96 01 12:38 0001 3329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239172
IDENTIF. # REFERENCE

96 OCT 23 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080309

No [redacted]