BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Donald R Magee **Affiant** Subscribed and sworn to before me, this 2nd day of January, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows: Donald R. Magee and wife, Lou C. Magee 8949 Sawyer Brown Road Nashville, TN 37221	Send Tax Bills To: First American, R.E.Tax Service Suite 437 17187 North Laurel Park Dr. Livonia, MI 48152	Map-Parcel Number: Map 142-09-H.011.00 9D 81583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L. SMITH AND WIFE, CYNTHIA H. SMITH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DONALD R. MAGEE AND WIFE, LOU C. MAGEE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8949, together with the Carport designated No. 8949-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section IX, Phase I, Condominium Apartments, recorded at Book 7900, page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded at Book 8061, page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to William L. Smith and wife, Cynthia H. Smith by deed from Haury and Smith Contractors, Inc., of record in Book 9451, page 206, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime by instrument of record in Book 8061, page 341, as amended in Book 713, By-Laws at Book 8061, page 357; Covenants, Conditions and Restrictions for River Plantation, Sections 8-11, Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents at Book 8494, page 828, Book 8591, page 251; Book 8666, page 319; Book 8844, page 642; Book 8975, page 89; Book 9053, page 256; Book 9247, page 951 and Book 9326, page 713, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 97 and the Final Plat of record at Book 7900, page 98 and Surveyor's Certification of record in Book 8123, page 692, Register's Office for said County.

4. A perpetual sewer easement of record in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 8949 Sawyer Brown Road, Nashville, TN 37211.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of January, 1998.

William L. Smith

Cynthia H. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM L. SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA H. SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 1998.

Notary Public

My Commission Expires: 11/27/99

13059972
98 JAN -5 PM 3:10
8611 01/05 0101 03CHECK 512.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10746 PG 676

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	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	12.00
TOTAL	512.50
CHECK	512.50

01/05/98 01 15:11 0001 8611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385972
IDENTIFICATION REFERENCE

98 JAN -5 PM 3:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239292