Sidwell

BOOK 10800 PG 512

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Rebecca Lauren Smith	First Union Mortgage Corp.	Map 142-9-D
8543 Sawyer Brown Road	1100 Corporate Center Drive	Parcel 193
Nashville, TN 37221	Raleigh, NC 27607-5045	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

REBECCA LAUREN SMITH, UNMARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. ~~8543~~ 8544, together with the carport designated No. ~~8543~~ 8544-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, page 111, Book 9780, page 284, and Book 10024, page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924; Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945; Plat Book 7900, page 956; Plat Book 7900, page 957; Plat Book 9700, page 27; Plat Book 9700, page 143, as revised in Plat Book 9700, page 186; Plat Book 9700, page 203; and Plat Book 9700, page 367, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 taxes, and as above set forth.

This is improved property known as ~~8543~~ 8544 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 my hand this 10th day of February, 1998.

HAURY AND SMITH CONTRACTORS, INC.

BY: Randall Conley

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Jones *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the* Vice President *of* ***HAURY AND SMITH CONTRACTORS, INC.*** *the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* Randall Jones *as* Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th *day of* February, *1998.*

NOTARY PUBLIC

My commission expires: ~~5-28-2000~~ 10/22/01.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 157,500.00.

Sworn to and subscribed before me this 10th *day of* February, *1998.*

NOTARY PUBLIC

My commission expires: ~~5-28-2000~~ 10/22/01

MAIL ENV.

0402374
IDENTIF. ↑ REFERENCE
98 FEB 19 AM 11:17
[illegible] COUNTY, TN

5201 02/19 0101 03CHECK 121.7

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

RECEIVED OF _____

FOR _____

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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	157500.00
CON TX	582.75
PRFEE	1.00
WDEED	8.00
TOTAL	591.75
CHECK	591.75

02/19/98 01 11:16 0001 5201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402374
IDENTIF. & REFERENCE
98 FEB 19 AM 11:17
DAVIDSON COUNTY TN

No. 1255703