RETURN TO:
SETCO
5120 Virginia Way, C22
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh/lh) Title No: 39727
Dav. Co. File: Box 8

BOOK 10860 PG 805

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frances E. Hewston 9110 Sawyer Brown Road Nashville, TN 37221	**SouthTrust Mortgage Corporation** **P.O.Box 532060** **Birmingham, AL 35253-2060**

TAX MAP-PARCEL NUMBERS: 142-9-H-81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 139,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Witt Irion, Jr. and spouse, Frances Anderson Irion,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frances E. Hewston,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 9110, together with the Carport designated No. 9110-C, in River Plantation, Section IX, Phase II-A, Revised, Condominiums, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-A, Revised, Condominium Apartments, recorded in Book 7900, page 476, et seq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 8061, page 341, et seq., 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 apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-A, Revised, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, 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.

Being the same property conveyed to John Witt Irion, Jr. and wife, Frances Anderson Irion by deed from Haury and Smith Contractors, Inc. of record in Book 8846, page 439, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 8061, page 341 and Book 8494, page 628, said Register's Office, and to the matters set forth in the referenced Condominium plan of record.

This is improved property, known as: 9110 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 1998.

John Witt Irion, Jr. Frances Anderson Irion

John Witt Irion, Jr. **Frances Anderson Irion**

State of Tennessee
County of Davidson

BOOK 10860 PG 806

On this 23rd day of March, 1998, before me the undersigned authority, personally appeared **John Witt Irion, Jr.** and **Frances Anderson Irion**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 9/18/99
9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,500.00

Affiant

Sworn and subscribed before me on the 23rd day of March, 1998.

Notary Public

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/4/2001

My Commission Expires November 4, 2001

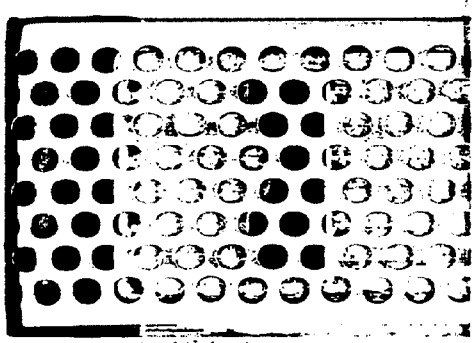
98 MAR 31 AM 8:38
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

2741 03/31 0101 03CHECK 525.15

IDENTIF. ↑ REFERENCE

04118643

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

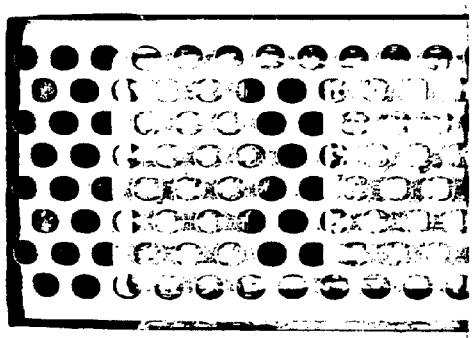
BOOK 10860 PG 807

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
139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
TOTAL 525.15
CHECK 525.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2741



04 18643
IDENTIF. ↑ REFERENCE

98 MAR 31 AM 8:38

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

No. 1273010