This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

Mail

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ann W. Peffen	SAME	Map 142 - 13- C
8706 Sawyer Brown Road		Parcel 63
Nashville, TN 37221		

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,

ANN W. PEFFEN, WIDOW

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. 8706 *, together with the carport designated No.* 8706*-C, in River Plantation, Section Eleven, Phase One (I), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, page 481, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, said 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 Eleven, Phase One (I), Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, et. seq., 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 Register's Office for said County.

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 8706 *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 our hands this 8th *day of* July*, 1998.*

HAURY AND SMITH CONTRACTORS, INC.

BY: Randall Lovely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11016 PAGE 781

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Toney 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 Chief Financial Officer 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 Toney as Chief Financial Officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of July, 1998.

Gail Pegg
NOTARY PUBLIC

GAIL PEGG NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $163,700.00.

+ Ann W. Reffett

Sworn to and subscribed before me this 8th day of July, 1998.

Gail Pegg
NOTARY PUBLIC

GAIL PEGG NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-28-2000.

04612 44
IDENTIF. # REFERENCE

98 JUL 13 AM 8:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

2248 07/13 0101 03CHECK 16.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11016 PAGE 782

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 163700.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	605.69
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	616.69
CHECK	616.69

07/13/98 01 08:36 0001 2248

98 JUL 13 AM 8:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0461244
IDENTIF. # REFERENCE

No. 1317959