BOX #14A
G#12600-2

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.*
Joy W. Richards	"NEW OWNER"	*Map 142-13-C*
8713 Sawyer Brown Road		*Parcel* 96
Nashville, TN 37221		

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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,

JOY W. RICHARDS, 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. 8713 *, together with the carport designated No.* 8713 *-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 1A, 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 1A, Condominium Apartments, recorded in Book 9700, page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 482, 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 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, page 361, and Plat Book 9700, page 748, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.*

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and 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 and to taxes for the year 1999.

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 is improved property known as 8713 *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 27th *day of* January *, 1999.*

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

HAURY AND SMITH CONTRACTORS, INC.

BY: J. Wayne Haury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H.Wayne Morrison 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 H. Wayne Morrison as Vice-President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of January, 1999.

NOTARY PUBLIC

My commission expires: 7/24/99.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 154,000.00.

Clay M. Richards

Sworn to and subscribed before me this 27th day of January 1999.

NOTARY PUBLIC

My commission expires: 7/24/99.

054268

IDENTIF. & REFERENCE

99 JAN 29 PM 3:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9092 01/29 0101 03CHECK $80.80

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

154000.00

CON TX 569.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 580.80
CHECK 580.80

01/29/99 01 15:38 0001 9092

05426811
IDENTIF. & REFERENCE

99 JAN 29 PM 3:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418471