Instr:200005050045669 Page: 1 OF 2
REC'D FOR REC 05/05/2000 2:13:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $599.40

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.
Ralph L. Crofford, et ux, et al	SAME	Map 142-13-C
8601 Sawyer Brown Road		Parcel 16
Nashville, Tennessee 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,

HILTON M. AUSTIN, WIDOWER

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

RALPH L. CROFFORD, JERLEAN W. CROFFORD, MARCIA C. SLOAN,
WITH RIGHT OF SURVIVORSHIP

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. 8601, together with the carport designated No. 8601-C, in River Plantation, Section Ten, Phase II-A, 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-A, Condominium Apartments, recorded in Plat Book 7900, page 956, 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 document in Book 9669, page 111, 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-A, 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-A, by annexation documents in Book 9669, page 111; Book 9780, page 284; 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-II 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 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 the same property conveyed to HILTON M. AUSTIN, WIDOWER, by deed from Haury and Smith Contractors, Inc., of record in Book 11137, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2000 taxes, and as above set forth.

This is improved property known as 8601 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 3rd day of May, 2000.

Hilton M. Austin

HILTON M. AUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HILTON M. AUSTIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of May, 2000.

GAIL PIGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Gail Pigg

NOTARY PUBLIC

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 $162,000.00.

Marcia C. Sloan

Sworn to and subscribed before me this 3rd day of May, 2000.

GAIL PIGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Gail Pigg

NOTARY PUBLIC

My commission expires: 5/28/2000.