116-3-A-44

WARRANTY DEED

This Instrument Prepared By:

Campbell Brown, Attorney
Third National Bank Building
Nashville, Tennessee 37219

Address of New Owner: BOOK 4876 PAGE 576

Charlotte A. Williams
Apt. 41-E, Royal Oaks Tower
Nashville, Tennessee

Send Tax Bills To:

Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $32,500.00.

Subscribed and sworn to before me, this the 27th day of Dec 1974.

Campbell Brown
C. L. Williams
Notary Public

~~Commission expires~~ May 7

FOR AND IN CONSIDERATION of the sum of THIRTY TWO THOUSAND FIVE HUNDRED ($32,500.00) DOLLARS,

Third National Bank in Nashville, Trustee under the will of George L. Martin, have this day bargained and sold, and do hereby transfer and convey unto the said Charlotte A. Williams, certain real estate in Davidson County, Tennessee as follows:

Those certain premises comprising a portion of Royal Oaks Towers, said project haveing been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, page 901, as amended in Book 4798, page 813, and said premises being more particularly described as follows:

Unit Labeled Apartment 41-E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13027% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below.

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, south 39° 07 east, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence south 39° 07' east along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, page 2, Register's Office for Davidson County; thence south 51° 13' west, 175.7 feet along the northerly property line of Morrissey to a point; thence south 36° 57' east, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4 and 5, the following calls: south 50° 33' west, 68.2 feet to a point; north 36° 57' west, 43.4 feet to a point; south 53° 03' west, 27.0 feet to a point; south 16° 33' west, 60.0 feet to a point; south 50° 33' west, 81.0 feet to a point; south 76° 00' west, 80.0 feet to a point; north 55° 38' west, 70.6 feet to a point; north 41° 48' west, 69.3 feet to a point; north 20° 00' east, 39.7 feet to a point; north 41° 48' west, 60.0 feet to a point; north 48° 12' east, 299.3 feet to a point; south 36° 57' east, 15.7 feet to a point; north 51° 13' east, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, which proceeds in a southeasterly direction from Harding Road to said Lot 3 and around the westerly and southerly side of the same, said driveway being located between Lots 1 and 4 and between Lots 1 and 3 on said plan. This easement is in common with the owners of Lots 1, 2, and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway. This grant of said easement is expressly subject to a Deed of Trust from said Royal Oaks Limited, a Texas Limited Partnership, to Dwight Webb, Jr., Trustee, dated April 14, 1970, and of record in Book 4410, page 595, said Register's Office, securing an indebtedness described therein in favor of Massachusetts Mutual Life Insurance Company.

Being the same property conveyed to George L. Martin, by deed from Charles F. Alexander, Trustee, of record in Book 4725, page 627, and by deed of correction in Book 4731, page 580, Register's Office for Davidson County, Tennessee. The said George L. (Lester) Martin having died testate and by will of record in Will Book 108, page 149, Probate Court Clerk's office for said County, devised said property to the Third National Bank in Nashville, Tennessee, as Trustee.

unimproved ( )
This is improved (x) property, known as Apt. 41-E, Royal Oaks Tower, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Third National Bank (successors), heirs and assigns forever, it covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenants and bind its heirs and representatives, to warrant and forever defend the title to said real estate to said Charlotte A. Williams, (successors), heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20th day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L Williams, Real Estate Officer

THIRD NATIONAL BANK, Trustee
under the will of George L. Martin

By Campbell Brown
Assistant Real Estate Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen Whitfield, a Notary Public of the State and County aforesaid, personally appeared Campbell Brown with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Asst. Real Estate Officer of the Third National Bank, the within named bargainor, a corporation, and that he as such Asst. Real Estate Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Asst. Real Estate Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 20 day of December, 1974.

Helen Whitfield
Notary Public

Commission expires Nov. 12, 1975

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 8 2 1 5 0

IDENTIF. REFERENCE

DEC 20 11 37 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC20	CONV	32,500.00			
DEC20	S'TAX		A*	84.50	
DEC20	PR'FEE		A*	.50	
DEC20	W'DEED		A*	6.00	* 91.00

~~DEC20 CONV 32,500.00~~
~~DEC20 S'TAX A* 84.50 * 84.50~~