WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Jones, et ux (NAME:)	Third National Bank (NAME:)	7DA-30690
Apt. 81W Royal Oaks Tower (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Dept. (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37244 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Forty Thousand Six Hundred & 00/100 ($40,600.00) *DOLLARS* of which a part has been paid and received in cash, and for the remainder the hereinafter named grantees have assumed and agreed to pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from William O. Tankard to John A. Hubbard, Trustee, of record in Book 4803, page 455, I, WILLIAM O. TANKARD, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, ROBERT L. JONES and wife, DOROTHY H. JONES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain condominium apartment unit located within the Royal Oaks Tower, a horizontal property regime in Nashville, Tennessee, as follows:

Being Apartment No. 81W on the plan of Royal Oaks Tower Condominium Apartments, as of record in Book 4460, page 189, to which plan reference is here made for a more complete description and portrayal of said Apartment No. 81W.

Together with an undivided 2.45354% interest in all common elements, both general and limited, including easements for ingress and egress, in anywise appertaining to said Apartment No. 81W.

Being the same property conveyed to William O. Tankard by deed from Charles F. Alexander, Trustee, of record in Book 4803, page 450.

And together with, but subject to, all rights, covenants, restrictions, easements, options, burdens, assessments, provisions and conditions established by and contained in (1) the plan of Royal Oaks, of record in Book 4300, page 201, (2) the aforesaid plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, (3) the Master Deed establishing a Horizontal Property Regime known as "The Royal Oaks Towers", of record in Book 4710, page 901, as amended in Book 4798, page 813, (4) the Bylaws of the Association of Owners of Royal Oaks Towers, of record in Book 4710, page 915,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,600.00

Subscribed and sworn to before me, this the 15th day of April 1975

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

MARY E. LISEY NOTARY PUBLIC

Prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

and (5) the provisions of the "Horizontal Property Act", Tennessee Code Annotated, Sec. 64-2701, et seq.; all of which the said grantees agree to observe, perform and to be bound by.

And further subject to the lien of taxes for the year 1975, which have been prorated and assumed by the grantees.

The books and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as Apt. 81W, Royal Oaks Tower, Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Jones and wife, Dorothy H. Jones, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert L. Jones and wife, Dorothy H. Jones, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated hereinbefore. And William O. Tankard warrants and covenants that there are no unpaid assessments against him for common expenses of said condominium ownership, except such as are reflected on the settlement statements in connection herewith.

And I, William O. Tankard *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18th *day of* April, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William O. Tankard

BOOK 4905 PAGE 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State, the within named* William O. Tankard, unmarried,

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18 *day of* April, *19* 75.

Mary Ensey, *Notary Public.*

Commission Expires 4/25/76.

MARY ENSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

225875

WARRANTY DEED

FROM

WILLIAM O. TANKARD

TO

ROBERT L. JONES, et ux

C 9 4 8 9 7

IDENTIF. REFERENCE

APR 18 3 39 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 75 CONV
APR 18 75 STAX
APR 18 75 PRFEE
APR 18 75 RDEED

40,600.00

A* 105.56
A* .50
A* 8.00

* 114.06

BOOK 4935 PAGE 570

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201