THIS INSTRUMENT PREPARED BY
HUGH C. HOWELL, ATTORNEY
COURT SQUARE BUILDING
NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4944 PAGE 507

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Hicks Proctor	Same	116-3A
(NAME:)	(NAME:)	35
24W Royal Oaks Tower		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighteen thousand five hundred ---------- ($18,500.00) ----------*DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged,

we, Dudley A. Warner and wife, Sara Womack Warner,
have bargained and sold, and by these presents do transfer and convey unto the said Mary Hicks Proctor
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, described as follows: Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Proerty 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, and said premises being more particularly described as follows:

Unit Labeled 24W of said project as shown on the Plan recorded in Book 4460, page 189, said Register's Office, and an undivided 1.45720% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Ruby Royal Warner (Mrs. Howell E.) of record in Book 4756, page 897, Register's Office for Davidson County, Tennessee, the said Ruby Royal Warner (Mrs. Howell E.) having since died, and said property was devised to Dudley A. Warner, as devisee under the will of Mrs. Ruby Warner, deceased, in Will Book 111, page 492, Office of County Court Clerk of Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1975

My commission expires July 25, 1978 (Affix Seal)

Notary Public

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 By-laws of the Association of the Owners of Royal Oaks Towers, of record in Book 4710, page 915, 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.

This is unimproved (X) improved ( ) property, known as 24W Roy Oaks Towers, Nashville, Tennessee
(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 Mary Hicks Proctor *her heirs and assigns, forever.*

And we *do covenant with the said* Mary Hicks Proctor *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Dudley A. Warner and wife, Sara Womack Warner, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee *her heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 22nd *day of* August, *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.*

Dudley A. Warner

Sara Womack Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara P. Warren, a Notary Public in and for said County and State, the within named Dudley A. Warner and Sara Womack Warner,

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1975.

Barbara P. Warren, Notary Public

Commission Expires July 25, 1978

BARBARA WARREN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES JULY 25, 1978

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 .....

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WARRANTY DEED

FROM

Dudley A. Warner, et ux

TO

Mary Hicks Proctor

D 12462

IDENTIF. REFERENCE

AUG 22 2 33 PM '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG 22 75	CONV	18,500.00		
AUG 22 75 S'TAX			A*	48.10
AUG 22 75 PR'FEE			A*	.50
AUG 22 75	W'DEED		A*	8.00
			*	56.60

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE