ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie W. Howerton	New Owner	Map 116-3-A
(NAME) Unit No. 71-W Royal Oaks Tower Condominum Apts.	(NAME) BOOK 4987 PAGE 487	Parcel 66
(STREET ADDRESS OR ROUTE NUMBER) 4505 Harding Road	(STREET ADDRESS) Nashville, Tenn. 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Thirty Eight Thousand----------
----------($38,000.00)---------- DOLLARS
cash in hand paid, receipt of which is hereby acknowledged;

JAN 12 76	CONV	38,000.00			
JAN 12 76	S'TAX		B*	98.80	
JAN 12 76	PR'FEE		B*	.50	
JAN 12 76	W'DEED		B*	6.00	* 105.30

We, William Moss Wilson and wife, Gail Danner Wilson,
have bargained and sold, and by these presents do transfer and convey unto the said Marie W. Howerton,
the Grantee herein, her heirs and assigns,

~~the GRANTEES, their heirs and assigns~~ a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

BEING Apartment No. 71-W on the Plan of Royal Oaks Tower Condominium Apartments of record in Book 4460, Page 189, Register's Office for Davidson County, Tennessee.

BEING Unit No. 71-W as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Royal Oaks Tower Condominum Apartments.

BEING the same property conveyed to William Moss Wilson, by deed from Charles F. Alexander, Trustee, of record in Book 4822, Page 223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

The premises are a part of land formerly known as Lot No. 3 on the plat of Royal Oaks, of record in Book 4300, Page 201, Register's Office for Davidson County, Tennessee. Said plat shows two easements for driveways, a 10-feet sanitary sewer and/or storm sewer easement granted by an instrument of record in Book 3958, Pages 152-154, said Register's Office, and the following reservation: "Owners reserve the right to re-record this plat and place a 25-feet easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd. (CONTINUED ON ATTACHED PAGE, WHICH IS IDENTIFIED BY SIGNATURES OF WILLIAM MOSS WILSON AND GAIL DANNER WILSON, THE GRANTORS HEREIN)

unimproved ( )
This is improved ( ) property, known as Unit No. 71-W Royal Oaks Tower Condominum Apts.
(House Number) (Street)
4505 Harding Road, Nashville, Tenn. 37205
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

Whenever 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 12th day of January, 19 76

William Moss Wilson

Gail Danner Wilson

MARY H. PROCTOR NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Moss Wilson, Gail Danner Wilson

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 12th day of January, 19 76.

My commission expires Oct 11, 1977 Notary Public Nancy A. Preston

BOOK 4987 PAGE 488

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy A Preston

Sworn to and subscribed before me
this 12th day of January, 19 76.

My commission expires Notary Public J. Head Dep Register

This instrument was prepared by:
JACOBS H. DOYLE, ATTY., 428 Stahlman Building, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM WILLIAM MOSS WILSON, ET UX

TO MARIE W. HOWERTON

D 31721

IDENTIFICATION REFERENCE

JAN 12 12 50 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

The premises herein insured is a condominium apartment and undivided interest appurtenant thereto in the common elements established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and, also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime, known as "The Royal Oaks Towers", of record in Book 4710, Page 901, and as amended in Book 4798, Page 813, said Register's Office, and is further subject to the By-Laws of the association of owners of Royal Oaks Towers, identified as Exhibit "A" to said Master Deed of record as aforesaid.

Grantee hereby assumes 1976 taxes.

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_____

Grantors