Prepared by:

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Nashville, Tennessee 37203

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BOOK 5022 PAGE 229

QUITCLAIM DEED

New Owner:	Tax Bills To:	Map-Parcel Nos.:
Ruth S. Hovey Royal Oaks Tower - #63-W Nashville, Tennessee 37205	First Federal Savings & Loan Assn. 236 4th Avenue, North Nashville, Tennessee	Map 116-3A Parcel 62

THIS INSTRUMENT made and entered into on the 5 day of May, 1976, by and between MERRILL K. HOVEY, party of the first part, of Nashville, Tennessee, and RUTH S. HOVEY, party of the second part, of Nashville, Tennessee,

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part all his right, title and interest in and to the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Royal Oaks Towers, said project having 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, and as amended in Book 4798, page 813, said Register's Office; and said premises being more particularly described as follows: Unit labeled 63-W Royal Oaks Tower 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 2.97906 % 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.

Being the same property conveyed to Merrill K. Hovey and wife, Ruth S. Hovey, by deed from Charles F. Alexander, Trustee, of record in book 4931, page 719-723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements set out in Book 4300, page 201, Book 4931, pages 719-723, and in Book 4460, page 189, and restrictive covenants of record in Book 4710, page 901 and amended in Book 4798, page 813, to which reference is made for more particular description thereof.

The party of the second part, in consideration of the foregoing conveyance, hereby covenants and agrees with the party of the first part and the party of the second part assumes and agrees to pay the pro rata share as set forth in the Declaration of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee, of the balance due under the assessment as and when the assessments fall due and will hold the party of the first part, his successors and assigns, harmless and will indemnify them against all claims and demands whatsoever which shall here-

after arise from or in connection with said assessment.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature this the day and year first above written.

Merrill K. Hovey
MERRILL K. HOVEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jayne Randle, a Notary Public in and for said County and State, the within named MERRILL K. HOVEY, 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 5th day of May, 1976.

Jayne Randle
Notary Public

My commission expires: August 8, 1979

JAYNE RANDLE NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE LARGE ASSESSMENT

D 47814

IDENTIFICATION REFERENCE

MAY 5 2 57 PM '76

FEE DAVIDSON COUNTY, TENN. REGISTER

MAY-5[illegible] MISC -3- 3* 6.00 * 6.00