file Box 7

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

MAMIE C. HOWELL, A WIDOW

TO

SUE W. CHERRY

For draftsman's use

Prepared by:

John T. Conners, Jr.
Boult, Cummings, Conners & Berry
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 5113 PAGE 706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue W. Cherry (NAME)	Same (NAME)	Map 116-3A
Royal Oaks Tower, 4-E (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 23
4505 Harding Road Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 7DA 30596

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 22,500.00 Sue W. Cherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1977

Notary Public

MY COMMISSION EXPIRES: 2-28-78

(AFFIX SEAL)

For and in Consideration of the sum of TEN and no/100 ($10.00) ---------- DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MAMIE C. HOWELL, a Widow, hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said SUE W. CHERRY, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Those certain premises comprising a portion of Royal Oaks Tower, 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, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit labeled 4-E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 1.46218% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Mamie C. Howell by deed from Charles F. Alexander, Trustee, of record in Book 4722, page 703, 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-foot 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-foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100-feet from Woodmont Boulevard."

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 buildings 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, 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 in aforesaid book and page.

1977 taxes, which have been prorated and assumed by Grantee.

This is (unimproved ( ) / improved (X)) property, known as Royal Oaks Tower, 4-E, 4505 Harding Road, Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sue W. Cherry, her heirs and assigns, forever.

And I do covenant with the said Sue W. Cherry 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.

And I, Mamie C. Howell, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sue W. Cherry, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of February, 19 77.

Mamie C. Howell by Corinne Howell Dale Attorney in fact

MAMIE C. HOWELL, BY CORINNE HOWELL DALE, Attorney-in-Fact, as per instrument of record in Book 5113, Page 174, Register's Office for Davidson County, Tennessee

 Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Anne A. McElwain, a Notary Public in and for said County and State, the within named Corinne Howell Dale, to me known to be the person who executed the foregoing instrument in behalf of Mamie C. Howell, and acknowledged that she executed the same as the free act and deed of the said Mamie C. Howell.

~~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 Nashville, Tennessee, this 8th day of February, 1977.

Anne A. McElwain, Notary Public

Commission Expires May 28, 1980

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 _____

IDENTIFICATION REFERENCE
FELIX E. HILL, REGISTER
DAVIDSON COUNTY, TENN.
FEB 9 1 28 PM '77

D 8 7 4 6

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____.

FEB-9E CONV 27,500.00
FEB-9E S'TAX B* 58.50
FEB-9E P'FEE B* .50
FEB-9E W'DEED B* 6.00 * 65.00

_____, Notary Public.

Commission expires _____