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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Margaret K. Pouder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1977.

Linda P. Young
Notary Public

MY COMMISSION EXPIRES: Jan. 21, 1979

(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret K. Pouder (NAME)	SAME (NAME)	
4505 Harding Road, Unit (STREET ADDRESS OR ROUTE NUMBER)	51W (STREET ADDRESS)	116-3A
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	54

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Ruby Richardson Donnelly, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret K. Pouder

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Towers, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and Bylaws 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, and said premises being more particularly described as follows:

Unit labeled 51W of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.10374% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Ruby Richardson Donnelly by deed from Charles F. Alexander, Trustee, of record in Book 4821, page 153, said Register's Office.

Unit 51W

This is unimproved ( ) improved (X) property, known as 4505 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this first day of June, 1977

Ruby Richardson Donnelly
RUBY RICHARDSON DONNELLY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Linda P. Turner, a Notary Public in and for said County and State, the within named Ruby Richardson Donnelly

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 19 77

Commission expires 1-20-79

Linda P. Turner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

E 06779

WARRANTY DEED

FROM
RUBY RICHARDSON DONNELLY,
A WIDOW

TO
MARGARET K. POUDER

IDENTIF. REFERENCE

JUN 2 10 38 AM '77

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-2[illegible]	CONV	39,500.00		
JUN-2[illegible]	S'TAX		B* 100.10	
JUN-2[illegible]	PRFEE		B* .50	
JUN-2[illegible]	W'DEED		B* 4.00	* 104.60