BOOK 5286 PAGE 376

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims - WS
27th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Roy Oscar Elam, Jr. and Mary Elam Evers, Co-Trustees 2125 Blakemore Avenue Nashville, TN 37212	Same	Map 116-3-A Parcel 24

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Bernard Southgate Elam, do hereby transfer and convey unto Roy Oscar Elam, Jr. and Mary Elam Evers, Co-Trustees, for the use and benefit of Elizabeth Southgate Elam the property hereinafter described. The Trustees shall hold the property herein conveyed for the benefit of Elizabeth Southgate Elam for and during her natural life and at her death the property shall then go to her estate and shall pass according to the provisions of her Will, if she dies testate. The said Elizabeth Southgate Elam shall have the right to occupy the property herein conveyed during her life. The Trustees shall see that the taxes are paid on the property and that it is maintained and otherwise kept in suitable and habitable condition for Elizabeth Southgate Elam. The reason I am executing this conveyance is that the property was originally purchased by Elizabeth Southgate Elam, my mother, with her funds and at that time was placed in my name for convenience. I realize that for health reasons, I am not competent to manage business affairs and make competent judgments concerning disposition of the property herein conveyed and other property which I might have. The real estate herein conveyed is in Davidson County, Tennessee, and more particularly described as follows:

> 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 said premises being more particularly described as follows:

Unit Labeled Apartment 1W of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee and being the same property conveyed to Bernard Southgate Elam by Charles F. Alexander, Trustee, the 29th day of June 1973 of record in Book 4723, Page 940 and as corrected by a Deed of Correction in Book 4731, Page 584, on the 25th day of July 1973.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances to the said Grantees, their successors and assigns in fee simple forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of the aforesaid real estate in fee simple; that I have good right to sell and convey the same; and that the same is unencumbered except for all the provisions,including without limitation, all conditions, covenants, restrictions, burdens and undertakings contained in said Master Deed, Declaration, and By-Laws of record in Book 4710, Page 901, R.O.D.C.T.; easements in favor of other unit owners and all utility easements now or hereafter granted over, through or upon said property and pending thereon to serve some or all of the units therein.

And I further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, I have caused my name to be signed hereto on this 11th day of May, 1978.

Bernard Southgate Elam
BERNARD SOUTHGATE ELAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia L. Stone, a Notary Public in and for said County and State, the within

named Bernard Southgate Elam, the bargainor, 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 11TH day of May, 1978.

Patricia L. Stone
Notary Public

My Commission Expires:
May 18, 1981

PATRICIA L. STONE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ ~~11,000~~ ~~11,000~~ 11,000

Bernard Southgate Elam
AFFIANT

Sworn to and subscribed before me this 11TH day of May, 1978.

Patricia L. Stone
Notary Public

My Commission Expires:
May 18, 1981

PATRICIA L. STONE NOTARY PUBLIC DAVIDSON COUNTY

E 65701

IDENTIF. REFERENCE

MAY 16 3 24 PM '78

FEE PAID FOR SON TO REGISTER
DAVIDSON COUNTY, TENN.

MAY16 78	CONV	11,000.00	B*	28.60	
MAY16 78	S'TAX		B*	.50	
MAY16 78	PR'FEE		B*	6.00	* 35.10
MAY16 78	W'DEED				