This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee

BOOK 5330 PAGE 482

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oscar Tivis Nelson		Map 116-3A
(NAME) Bod 6212 Station B.	(NAME) SAME	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37235	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by Oscar Tivis Nelson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Stephen T. Brown, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

Oscar Tivis Nelson

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment No. 81E on the plan of Royal Oaks Tower Condominium Apartments, as of record in Book 4460, page 189, to which plan reference is here made for a more complete description and portrayal of said Apartment No. 81E.

Together with an undivided 2.48504% interest in all common elements, both general and limited, including easements for ingress and egress, in anywise appertaining to said Apartment No. 81E.

Being the same property conveyed to Stephen T. Brown by deed from Charles F. Alexander, Trustee, of record in Book 4914, page 564, Register's Office for said County.

And together with, but subject to, all rights, covenants, restrictions, easements, options, burderns, assessments, provisions and conditions established by and contained in (1) the plan of Royal Oaks, of record in Book 4300, page 201, (2) the aforesaid plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, (3) 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, (4) the Bylaws of the Association of Owners of Royal Oaks Towers, of record in Book 4710, page 915,and (5) the provisions of the "Horizontal Property Act", Tennessee Code Annotated, Sec. 64-2701, et seq. all of which the said grantee agree to observe, perform and to be bound by. The books and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 25th day of August 1978

Affiant Oscar Tivis Nelson

My commission expires: 8-12-81 (Affix Seal)

Notary Public James T. Morris

This is unimproved ( ) improved (XX) property, known as Apt. Unit 81-E, Royal Oaks Tower, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Oscar Tivis Nelson

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Oscar Tivis Nelson

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 10th *day of* August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen T. Brown

BOOK 5330 PAGE 483

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Stephen T. Brown, unmarried

the within named 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* 10th *day of* August, *19* 78

Doris E. Moran
Notary Public

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

.....*Notary Public*

Commission expires.....

AUG 28 78	CONV	69,900.00			
AUG 28 78	S'TAX		B*	181.74	
AUG 28 78	PR'FEE		B*	.50	
AUG 28 78	W'DEED		B*	4.00	* 186.24

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
NASHVILLE

FROM

TO

WARRANTY DEED

E 85343

IDENTIF. REFERENCE

AUG 28 12 21 PM '78

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238