This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5338 PAGE 615

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. Carl Sneeden	Third National Mortgage Co.	Map 116-3
(NAME)	(NAME) P. O. Box 2628	Parcel 133
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 M. Carl Sneeden and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, A. Harrison Johnson, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said M. Carl Sneeden,

his *(successors), heirs and assigns,*

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

Being Unit No. 149 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for said County, together with an undivided .850% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 149.

Being the same property conveyed to A. Harrison Johnson, Trustee by deed from Royal Oaks Limited Partnership of record in Book 5284, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Royal Oaks Limited Partnership, an Illinois Limited Partnership, filed May 8, 1978, and recorded in Book 5282, page 972, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 45, said Register's Office, and the By-Laws of Royal Oaks recorded in Book 5282, page 992, said Register's Office; and easements and reservations of record in Book 5144, page 244; Book 4744, page 370; Book 3165, page 607; Book 3347, page 188; Book 4835, page 964; and Book 4668, page 986, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 15th day of September 19 78

Affiant M Carl Sneeden

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

Notary Public Doris E. Mason

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (xx) property, known as Unit 149, 4505 Harding Road, Nashville, TN 37205
(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
M. Carl Sneeden,
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,* except for 1978 taxes which are prorated and assumed by the purchasers.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* M. Carl Sneeden,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 15th *day of* September, 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.*

A. Harrison Johnson, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* A. Harrison Johnson, Trustee

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* 15th *day of* September, *19*78.

Doris E Moran
Notary Public

Commission expires 8-12-78

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 .....

SEP 18 78	CONV	43,500.00			
SEP 18 78	S'TAX		B*	113.10	
SEP 18 78	PR'FEE		B*	.50	
SEP 18 78	W'DEED		B*	4.00	* 117.60

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

FROM

A. Harrison Johnson, Trustee

TO

M. Carl Sneeden

E 89057

IDENTIF. REFERENCE

Sep 18 8 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238