113440-9

ROYAL OAKS CONDOMINIUM
UNIT WARRANTY DEED

BOOK 5364 PAGE 394

FROM: ROYAL OAKS LIMITED PARTNERSHIP

TO: Albert B. Cunniff & wife, Norma Cunniff

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
401 UNION STREET
NASHVILLE, TENN. 37219

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert B. Cunniff & wife, Norma Cunniff	Fidelity Federal	116-3-B-176 Js
(NAME)	(NAME)	
4505 Harding Rd., Unit 176	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205	Nashville, Tn. 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

ABC THRD NC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } ss.:

The actual consideration or value, whichever is greater, for this transfer is $ 64,100.00

Subscribed and sworn to before me, this the 13th day of Nov.

Albert B Cunniff Jr
Norma Cunniff
Affiant

My commission expires: 2-23-81
(Affix seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of Sixty-one Thousand One Hundred and 00/100---------- DOLLARS and other good and valuable considerations, cash in hand paid by Albert B. Cunniff & wife, Norma Cunniff (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned, ROYAL OAKS LIMITED PARTNERSHIP, an Illinois limited partnership, acting by and through its General Partner, Harding Drive, Inc. (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto the said Albert B. Cunniff & wife, Norma Cunniff, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 176 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.280 % 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. 176.

Being part of the same property conveyed to Royal Oaks Limited Partnership by deed from Ervin M. Entrekin, Trustee, with full power, of record in Book 5282, page 967, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 972, and its attendant By-Laws of record in Book 5282, page 977 respectively, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Grantee does hereby transfer, sell and assign unto Grantor all of his/her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Grantor at 4505 Harding Road, Nashville Tennessee 37205. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein.

NOV15 CONV 64,100.00
NOV15 S'TAX B* 166.66
NOV15 PR'FEE B* .50
NOV15 W'DEED B* 4.00 * 171.16

Further, this conveyance is given subject to;
1. 1978 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.
3. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.
4. Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as modified by an agreement of record in Book 4978, page 524, said Register's Office. The above being modified by agreement of record in Book 4978, page 524, Register's Office for Davidson County, Tennessee.
5. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.
8. The record plan shows an Owner's Certificate, certain easements and setback lines.
9. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
10. An easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

This is improved ( ) property, known as 4505 Harding Road, Nashville, Tn. 37205
(Number)(Street) PO Adress (City) (Zip)

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Albert B. Cunniff & wife, Norma Cunniff, their heirs and assigns, forever.
Albert B. Cunnif & wife,

And Grantor does covenant with the said Norma Cunniff that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatvies, to warrant and forever defend the title to the said Unit and undivided interest to the said Albert B. Cunniff and wife, Norma Cunniff, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 13th day of Nov. , 1978.

ROYAL OAKS LIMITED PARTNERSHIP
BY: Harding Drive, Inc. (General Partner)

BY: Blair E. Kinney
Vice-President

ATTEST: Carol Gordon
Asst. Secretary

NOV 15 3:48 PM '78
FELIX C. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

IDENT. REFERENCE

F.O.0.3.85

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned Notary Public for said County and State, personally appeared Blair E Kinney with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Harding Drive, Inc., the general partner of ROYAL OAKS LIMITED PARTNERSHIP, the within bargainor, an Illinois limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as Vice President of the said general partner, and acknowledged that he, as such Vice President executed the foregoing instrument on behalf of ROYAL OAKS LIMITED PARTNERSHIP, as the free act and deed of ROYAL OAKS LIMITED PARTNERSHIP, for the purpose therein contained, by signing the name of said corporation on behalf of ROYAL OAKS LIMITED PARTNERSHIP, as general partner, by himself as Vice President.

WITNESS my hand and seal, at office in Chicago, this 13th day of Nov. ,1978

Adrienne Ann Rhegg
NOTARY PUBLIC FOR Cook COUNTY, Ill.

MY COMMISSION EXPIRES:
MAR 15 1982