ROYAL OAKS CONDOMINIUM
UNIT WARRANTY DEED

FROM: A. Harrison Johnson, Jr. and wife, Mary K. Johnson

TO: Thomas C. Knutson and wife, Karen L. Knutson

BOOK 5386 PAGE 484

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson Brooks & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Knutson	Fidelity Federal	116-3-B-138
(NAME)	(NAME)	
Unit #138, Royal Oaks 4505 Harding Road	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, TN. 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00 .

Subscribed and sworn to before me, this the 12th day of January 1979.

Affiant

My commission expires: July 18, 1982
(Affix seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of FIFTY-EIGHT THOUSAND AND NO/100 ($58,000.00) DOLLARS and other good and valuable considerations, cash in hand paid by THOMAS C. KNUTSON and wife, KAREN L. KNUTSON, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR. and wife, MARY K. JOHNSON, (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto the said Grantee, THOMAS C. KNUTSON and wife, KAREN L. KNUTSON, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 138 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 an undivided 1.069% interest in the 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. 138.

Being the same property conveyed to A. Harrison Johnson, Jr. and wife, Mary K. Johnson, by deed from Royal Oaks Limited Partnership, an Illinois limited partnership, of record in Book 5309, page 834, 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 972, 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.

Further, this conveyance is given subject to:

1. 1977 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 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, Tennessee 37205. BOOK 5386 PAGE 486

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said THOMAS C. KNUTSON and wife, KAREN L. KNUTSON, their heirs and assigns, forever.

And Grantors do covenant with the said THOMAS C. KNUTSON and wife, KAREN L. KNUTSON, that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said THOMAS C. KNUTSON and wife, KAREN L. KNUTSON, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 12th day of January, 1979.

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IDENTIF. REFERENCE
JAN 17 3 42 PM '79
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

F. I. 0. I. 7. 5

A. HARRISON JOHNSON, JR.

MARY K. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. HARRISON JOHNSON, JR. and MARY K. JOHNSON, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purpose herein contained.

Witness my hand and official seal at my office this the 12th day of January, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JULY 14, 1982.

JAN 17 79	CONV	58,000.00			
JAN 17 79 S'TAX			B*	150.80	
JAN 17 79 PR'FEE			B*	.50	
JAN 17 79	W'DEED		B*	6.00	* 157.30