This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5415 PAGE 82

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G. Andrew Potts	SAME	Map 116-3A
(NAME)	(NAME)	
Apt. 4-E Royal Oaks Tower		Parcel 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 G. Andrew Potts and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

343[illegible] CHECK

I, Sue W. Cherry, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said G. Andrew Potts,

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Those certain premises comprising a portion of Royal Oaks Tower, 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, as amended in Book 4798, page 813, Register's Office for said County, and said premises being more particularly described as follows:

Unit labeled 4-E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for said County, and an undivided 1.46218% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

The above described property was conveyed to Sue W. Cherry, by deed from Mamie C. Howell, a widow, of record in Book 5113, page 706, Register's Office for said County.

This conveyance is subject to the Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office of Davidson County, Tennessee. Said Plat shows two easements for driveways, a 10-foot sanitary sewer and/or storm sewer easement granted by an instrument of record in Book 3958, pages 152-154, said Register's Office and the following reservations: "Owners reserve the right to re-record this plat and place a 25-foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Boulevard."

* continued on back

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 2nd day of April, 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as Apt. 4-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 G. Andrew Potts, 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 1979 taxes which are prorated and assumed by the purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* G. Andrew Potts, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 2nd *day of* April, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sue W. Cherry
Sue W. Cherry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Sue W. Cherry

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* 2nd *day of* April, *19* 79

Mary Ensey

Commission expires 4/21/80

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 .....

* This conveyance is also subject to 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, said Register's Office and is further subject to the By-Laws of the association of owner's of Royal Oaks Towers, identified, as Exhibit "A" to said Master Deed of record in aforesaid Book and page.

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
WARRANTY DEED
336068

FROM
Sue W. Cherry
TO
G. Andrew Potts

F. 2 2 0 8 5

IDENTIF. REFERENCE

APR 4 12 31 PM '79

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5415 PAGE 84

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	108.50-
3433A04/04/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-22085

IDENTIF. REFERENCE

APR 4 12 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674876