BOOK 5496 PAGE 663

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$66,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF September, 1979.

Notary Public

MY COMMISSION EXPIRES: 4/13/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malinda Jones (NAME)	SAME (NAME)	116-3-A
Unit 21, Royal Oaks Tower (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	32
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-70031

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bert C. Madden and wife, Truesdell G. Madden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malinda Jones, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Those certain premises comprising a portion of Royal Oaks Towers, 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, and said premises being more particularly described as follows:

Unit labeled Apartment 21-W of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.12861 % interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land.

Being the same property conveyed to Bert C. Madden and wife, Truesdell G. Madden by deed from Charles F. Alexander, Trustee, of record in Book 4727, page 201, Register's Office for Davidson County, Tennessee.

Said conveyance shall be subject to all reservations, restrictions on use and covenants and obligations as set forth in the Master Deed and Declaration dated the 22nd day of May, 1973, and of record in the Register's Office for Davidson County, Tennessee, Book 4710, page 901, and as set forth in the By-Laws of the Association of the Owners (SEE BACK)

This is unimproved ( ) improved (XX) property, known as Unit 21 (House Number) Royal Oaks Tower (Street) Nashville, TN (P. O. Address) 37215 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of August, 1979

BERT C. MADDEN: Bert C. Madden

TRUESDELL G. MADDEN: Truesdell G. Madden

BOOK 5496 PAGE 664

STATE OF ~~TENNESSEE~~ GEORGIA
~~XXXXXXXXXX~~ FULTON COUNTY

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Bert C. Madden and wife, Truesdell G. Madden

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Atlanta, Georgia, ~~XXXXXXX~~ this 30th day of August 1979

Commission expires Notary Public, Georgia, State at Large My Commission Expires Oct. 6, 1981

Jean S. Holcomb
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Bert C. Madden and wife.

Truesdell G. Madden

TO
Malinda Jones

F. 5 1 2 1 5

IDENTIF. REFERENCE

SEP 11 11 46 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File by

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

attached thereto. Said land also being subject to an easement for a driveway as shown on the plat of record in the Register's Office for Davidson County, Tennessee, Book 4460, page 189.

1979 Taxes prorated and assumed.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5496 PAGE 665

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6[illegible].00- CO	
			171.60 CO TX	
			.50 PRFE.	
			6.00 [illegible]	
			CHECK 178.10-	
0576A09/11/79			BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 1 2 1 5

IDENTIF. REFERENCE T

SEP 11 11 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 710899