OBG/cd/11
9/20/79

This instrument prepared by
Otto B. Gerlach, III, Atty.
National Life Center
Nashville, Tennessee

4753

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Nos:
Mark Bradford Royal Oaks Towers Apartment 71-E Nashville, Tennessee 37205	SAME	116-3-A 63 and 12

BOOK 5505 PAGE 181

05/26/79 12:00 CASH

THIS CONVEYANCE, made the 26 day of September, 1979, by and between MARY ROSE BRADFORD, hereinafter referred to as "Grantor", and MARK BRADFORD, her husband, hereinafter referred to as the "Grantee".

WHEREAS, Mark Bradford and wife, Mary Rose Bradford, own the real property described below as tenants by the entirety and Mary Rose Bradford now desires to convey her entire interest so that it vests entirely in Mark Bradford in accordance with TCA, Section 64-110.

THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the Grantee, Mark Bradford, absolutely and in fee simple, the following described property located in Davidson County, Tennessee.

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 71-E, Parking Place #12 of said project as shown on the plan recorded in Book 4460, Page 201, 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 2.10706% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below.

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, Page 201, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, South 39° 07' East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence South 39° 07' East along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, page 2, Register's Office for Davidson County; thence South 51° 13' West, 175.7 feet along the northerly property line of Morrissey to a point; thence South 36° 57' East, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4 and 5, the following calls: South 50° 33' West, 68.2 feet to a point; North 36° 57' West, 43.4 feet to a point; South 53° 03' West, 27.0 feet to a point; South 16° 33' West, 60.0 feet to a point; South 50° 33' West, 81.0 feet to a point; South 76° 00' West, 80.0 feet to a point; North 55° 38' West, 70.6 feet to a point; North 41° 48' West, 69.3 feet to a point; North 20° 00' East, 39.7 feet to a point; North 41° 48' West, 60.0 feet to a point; North 48° 12' East, 299.3 feet to a point; South 36° 57' East, 15.7 feet to a point; North 51° 13' East, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in Book 4300, Page 201, Register's Office for Davidson County, which proceeds in a southeasterly direction from Harding Road to said lot 3 and around the westerly and southerly side of the same, said driveway being located between lots 1 and 4 and between lots 1 and 3 on said plan. This easement is in common with the owners of lots 1, 2 and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway. This grant of said easement is expressly subject to a Deed of Trust from said Royal Oaks, Limited, a Texas Limited Partnership, to Dwight Webb, Jr., Trustee, dated April 14, 1970, and of record in Book 4410, Page 595, said Register's Office, securing an indebtedness described therein in favor of Massachusetts Mutual Life Insurance Company.

Being property conveyed to Mark Bradford and wife, Mary Rose Bradford, by deed from Charles F. Alexander, Trustee of record in Book 4726, Page 597 and corrected by Deed of Correction in Book 4731, page 586, Register's Office for Davidson County, Tennessee.

Said conveyance shall include the right of ingress and egress from said property and the right to use, for proper purposes in common with the Grantor, her successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements.

Said conveyance shall be subject to the following 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 attached thereto, and as it may be amended from time to time, said By-Laws to be filed with the Board of Directors of said Association, all of which restrictions, payment of charges, and other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee as binding and to be binding upon the Grantee and his heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto, belonging or otherwise appertaining or held or enjoyed therewith unto the Grantee and his heirs and assigns forever.

And Grantor hereby for himself and her successors and assigns, covenants and agrees with the Grantee as hereinabove described, that the Grantor is lawfully seized in fee simple of the property herein conveyed as tenant by the entirety; that she has good right to sell and convey the same and that said property herein conveyed is free of all encumbrances, except as may be noted herein, and the Grantor, her successors and assigns shall warrant and defend the same to the Grantee as hereinabove described forever, against the lawful claims and demands of all persons, except as aforesaid.

Grantee in consideration of the foregoing conveyance hereby covenants and agrees with the Grantor and the Grantee will assume and agree to pay the pro rata share as set forth in the Declaration, of the balance due under the assessment as and when the assessments fall due and will hold the Grantor, her successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from or in connection with said assessment.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and date first above written in Nashville, Tennessee.

Mary Rose Bradford

MARY ROSE BRADFORD

GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruby A. Ellis, a Notary Public in and for said County and State, the within named Mary Rose Bradford, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of September, 1979.

Ruby A. Ellis

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission Expires:

4-3-82

F.5435 RUSH

IDENTIF. REFERENCE

SEP 26 11 22 AM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.