4637 PROBAT 182.00- CHECK BOOK 5419 PAGE 480

Best 4

FORM NO. WD-1

79-12-25

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF December 19 79.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TENNESSEE 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUGENIA L. LAURENT (NAME)	FIDELITY FEDERAL S & L ASSN. (NAME)	116-3B-138
UNIT #138 ROYAL OAKS 4505 HARDING ROAD (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	7DA-78028
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

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, THOMAS C. KNUTSON, AND WIFE, KAREN L. KNUTSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENIA L. LAURENT, A SINGLE PERSON

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:

LAND in Davidson County, Tennessee, being Unit No. 138 on the Plan of Royal Oaks Condominiums, of record in Book 5200,page 45, Register's Office for said County, together with the common elements as set forth in the Master Deed of record in Book 5282, page 972, said Register's Office. Said Unit is also part of Lot No. 2 on the Revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, Register's Office for said County.

BEING the same property conveyed to Thomas C. Knutson and wife, Karen L. Knutson, by deed from A. Harrison Johnson Jr., and wife, Mary K. Johnson, of record in Book 5386, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5386, Page 484, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS PART OF the above consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowner's 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.

unimproved ( )
This is improved (X) property, known as Unit # 138 Royal Hills, 4505 Harding Road, Nashville, TEnnessee
(House Number) (Street) (P. O. Address) (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 21st day of December, 19 79

Thomas C. Knutson

Karen L. Knutson

STATE OF TENNESSEE
Davidson County

BOOK 5549 PAGE 481

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Knutson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1979.

Commission expires 6/7/80

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

THOMAS C. KNUTSON AND KAREN L. KNUTSON

TO

EUGENIA L. LAURENT

F 7 0 1 5 2

IDENTIF. REFERENCE

DEC 31 12 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Karen L. Knutson, the 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 Little Rock, Arkansas this the 26th day of December, 1979.

Commission expires: 6-27-81

NOTARY PUBLIC PULASKI CO. ARK.

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5549 PAGE 482

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
			67500.00-	CO
			175.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	182.00-
4637A	12/31/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 0 1 5 2

T
IDENTIF. REFERENCE

DEC 31 12 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 734249