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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Nile E. Yearwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 7th DAY OF January, 1980

Notary Public

MY COMMISSION EXPIRES: 10-27-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney, 26th Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nile E. Yearwood, et ux (NAME)	SAME (NAME)	103-16-A
Unit #304, Rokeby (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46
3901 Harding Road Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(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~~, I, ARTIE G. BROOKS, formerly Artie Brooks Hollimon said Artie G. Brooks being unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NILE E. YEARWOOD and wife, RUSSELL P. YEARWOOD

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:

UNIT NO. 304 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, and Book 5096, Page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 3rd Floor of ROKEBY of record in Book 5060, Page 135, said Register's Office.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, Page 135, said Register's Office. Parking Space No. 67 shown on the said "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office and Grantor's storage bin are expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING part of the same property conveyed to Artie Brooks Hollimon by deed from The Rokeby Corporation, of record in Book 5155, Page 463, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
(a) All provisions, including without limitation, all conditions, covenants, restrictions, burdens and undertakings contained in the said Plan, Master Deed, By-Laws, and any amendments thereto; (b) easements in favor of other unit owners; and all sewer, water,

(CONTINUED ON BACK)

This is unimproved ( ) improved ( ) property, known as Unit 304, The Rokeby (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 my hand this 7th day of January, 19 80

Artie G. Brooks

ARTIE G. BROOKS, formerly Artie Brooks Hollimon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Artie G. Brooks, formerly Artie Brooks Hollimon

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 at Nashville, Tennessee, this 7th day of January 19 82

Commission expires 10-17-82

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
ARTIE G. BROOKS, formerly ARTIE BROOKS HOLLIMON

TO
NILE E. YEARWOOD and wife, RUSSELL P. YEARWOOD.

F 7 1 3 3 5

IDENTIF. REFERENCE

RUSH

JAN 8 2 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/08 383.50- CHECK

6097

(CONTINUED FROM PAGE 1)

electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property and building thereon to serve same or all of the units therein; and (c) real estate taxes and assessments for the current year, which shall be prorated and assumed by Grantee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			145000.00- CO	
			377.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	383.50-
6097A01/08/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71335

IDENTIF. REFERENCE

JAN 8 2 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 735659