ROYAL OAKS CONDOMINIUM
UNIT QUITCLAIM DEED

BOOK 5599 PAGE 181

FROM: EMILY SMITH

TO: MELANIE SMITH-EZELL

THIS INSTRUMENT PREPARED BY:
Clark, Davis & Belk, P.A.
Attorneys-At-Law
P. O. Box 229
Indianola, MS 38751

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ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

(NAME)

MELANIE SMITH-EZELL (No Change)
4505 Harding Road
No. 157
Nashville, Tennessee 37205

FIDELITY FEDERAL (No Change)
401 Union Street
Nashville, TN 37219

116-3-B-#157

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS.:

The actual consideration for this transfer is $ 17,500.00 (1/2 of loan assumed)

SUBSCRIBED and SWORN to before me, on this the 30th day of April, 1980.

Affiant

Notary Public

My commission expires:
June 22, 1980
(Affix Seal)

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(FOR REGISTER'S USE)

KNOW ALL MEN by these presents, that EMILY SMITH, a single person, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and the further consideration of the agreement by the grantee herein to assume that certain loan on the following described property, being loan number 560667-1 with THE FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, 401 Union Street, Nashville, Tennessee 37219, and the further consideration of the agreement by the grantee herein to assume and to pay all taxes and special assessments, if any, assessed thereto for the years 1980 and thereafter, do hereby bargain, sell, remise, release, quitclaim and convey unto MELANIE SMITH-EZELL my undivided one-half interest in and to that certain property located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 157 as shown on the plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided .850% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 157;

Being part of the same property conveyed to Royal Oaks

7581 05/07 52.00- CHECK

Limited Partnership by deed from Ervin M. Entrekin, Trustee, with full power, of record in Book 5282, Page 967, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowners' 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.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance being subject to all of the terms, conditions and reservations contained in that certain deed from Royal Oaks Limited Partnership to the grantor and grantee herein of record in Book 5292 at Page 654 of the Register's Office of Davidson County, Tennessee.

It being the intention of the grantor herein to convey any interest she may have as a result of said deed.

I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

In testimony whereof, I have executed this instrument this the 30th day of April, 1980.

Emily Smith

EMILY SMITH

STATE OF MISSISSIPPI
COUNTY OF SUNFLOWER
Before me, the undersigned Notary Public for said County and State, personally appeared EMILY SMITH with whom I am personally acquainted, the within bargainor, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Indianola, Mississippi, this 30th day of April, 1980.

Ernestine R. Hancock

NOTARY PUBLIC FOR SUNFLOWER COUNTY, MS.

MY COMMISSION EXPIRES:
June 22, 1980

IDENTIF. REFERENCE

F 8 8 2 7 9

MAY 7 9 30 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5599 PAGE 183

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 17500.00- CO | |
| | | | 45.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 52.00- |
| 7581A05/07/80 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88279

IDENTIF. REFERENCE

MAY 7 9 30 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 756327