This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

7663

WARRANTY DEED

BOOK 5620 PAGE 633

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mildred A. Cate	SAME	116-3A-22
(NAME) 4505 Harding Road - Unit 3-E	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

07/03 144.70- CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Mildred A. Cate and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Martha Ann Dillon, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Mildred A. Cate

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 3E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, (and said unit shall have the exclusive use of that portion of the common elements labeled East Wing Closet (5E), which have been declared in the Declaration as a limited common element and said use shall be limited exclusively to the owner of Unit labeled Apartment 3E), 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 1.46052% 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 part 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 deg. 07' east, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence south 39 deg. 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 deg. 13' west, 175.7 feet along the northerly property line of Morrissey to a point; thence south 36 deg. 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 deg. 33' west, 68.2 feet to a point; north 36 deg. 57' west, 43.4 feet to a point; south 53 deg. 03' west, 27.0 feet to a point; south 16 deg. 33' west, 60.0 feet to a point; south 50 deg. 33' west, 81.0 feet to a point; south 76 deg. 00' west, 80.0 feet to a point; north 55 deg. 38' west, 70.6 feet to a point; north 41 deg. 48' west, 69.3 feet to a point; north 20 deg. 00' east 39.7 feet to a point; north 41 deg. 48' west, 60.0 feet to a point; north 48 deg. 12' east, 299.3 feet to a point; south 36 deg. 57' east, 15.7 feet to a point; north 51 deg. 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.

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

Being the same property conveyed to Martha Ann Dillon by deed from Charles F. Alexander, Trustee, of record in Book 4718, page 989, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plat of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee, which shows two easements for driveways, a 10-foot sanitary sewer and/or storm sewer easement granted by instrument of record in Book 3958, pages 152-154, said Registe's Office and the following reservation: "Owners reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located with in 100 feet from Woodmont Blvd."; and the provisions of the Master Deed establishing a Horizontal Property Regime known as the Royal Oaks Towers, of record in Book 4710, page 901, said Register's Office, as amended in Book 4798, page 813, said Register's Office; and the By-Laws of the association of owners of Royal Oaks Towers, identified as Exhibit "A" to said Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $52,000.00

Subscribed and sworn to before me, this the 1st day of July 19 80

x Mildred J. Cates
Affiant

My commission expires: 7-22-81
(Affix Seal)

Mary P. Whitworth
Notary Public

unimproved ( )
This is improved (x) property, known as Unit 3-E 4505 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st *day of* July, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Martha Ann Dillon
Martha Ann Dillon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary P. Whitworth, a Notary Public in and for said County and State, the within named Martha Ann Dillon, unmarried

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 1st day of July, 1980

Mary P Whitworth, Notary Public.

Commission Expires 7-22-81

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

F 9611 0

IDENTIF. REFERENCE

JUL 3 9 43 AM '80

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5620 PAGE 636

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
			52000.00-	CO
			135.20	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	144.70-
7663A07/03/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 961110

T
IDENTIF. REFERENCE

JUL 3 9 43 AM '00

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 766018