Prepared by: WILLIAM D. CASTLEMAN, ATTORNEY
219 Second Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

Fee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Whittaker	Security Federal Sav. & Loan	
(NAME:) Unit #109, Royal Oaks Apts.	(NAME:) 4235 Hillsboro Road	116-3B-109
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the grantee; KENNETH J. WHITTAKER, and other good and valuable considerations, receipt of which is hereby acknowledged;

BOOK 5627 PAGE 971

I, FRAN N. OGLESBEE, unmarried, have this day bargained and sold and do hereby transfer and convey unto the said KENNETH J. WHITTAKER, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 109 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 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, said Register's Office.

Being the same property conveyed to Fran N. Oglesbee, unmarried, by deed from Royal Oaks Limited Partnership, an Illinois limited partnership, of record in Book 5293, Page 88, Register's Office for Davidson County, Tennessee.

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 Homeowner's Association, of record in Book 5282, Page 972, R.O.D.C., Tennessee, and its attendant By-Laws, of record in Book 5282, Page 972, said Register's Office, respectively.

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

Grantee does hereby transfer, sell and assign unto Grantor all of her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest, Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit, a copy of which is available for examination held by the Grantor, which Sales Contract is incorporated by reference herein as fully as if copied herein verbatim.

Further, this conveyance is given subject to:

1. 1980 taxes which will be paid through the escrow account held by Security Federal Savings & Loan Association.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al, to Ervin M. Entrekin, Trustee, of record in Book 5144, Page 244, Register's Office for Davidson County, Tennessee.

4. Easements and reservations contained in the deed from Royal Oaks Association, Inc. to Alfred Shepard, Trustee, of record in Book 4744, Page 370, Register's Office for Davidson County, Tennessee, as modified by an agreement of record in Book 4978, Page 524, said Register's Office. The above being modified by agreement of record in Book 4978, Page 524, Register's Office for Davidson County, Tennessee.

5. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 316, Page 607, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer conveyed to City of Nashville, of record in Book 3347, Page 188, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, Page 964, Register's Office for Davidson County, Tennessee.

8. The record plan shows an Owner's Certificate, certain easements and setback lines.

9. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee.

10. An easement upon the southwesterly 15 feet of Lot 2 on the Plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

This property is improved, and known as Unit No. 109, Royal Oaks Apartments, 4505 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said KENNETH J. WHITTAKER, his heirs and assigns, forever. I covenant that I am 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 a Deed of Trust of record in Book 5293, Page 90, R.O.D.C., Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate of the said KENNETH J. WHITTAKER, his heirs and assigns, against the lawful claims of all persons-

WITNESS my hand at Nashville, Tennessee, this the 22nd day of July, 1980.

FRAN N. OGLESBEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRAN N. OGLESBEE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 22nd day of July, 1980.

Notary Public

My commission expires: 1-31-81.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,500.00.

Affiant

Subscribed and sworn to before me,

this the 22nd day of July, 1980.

Notary Public

My commission expires: 1-31-81.

F.98798

IDENTIF. REFERENCE

JUL 23 2 22 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5627 PAGE 974

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
			63500.00- CO	
			165.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 174.60-	
			1166A07/23/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 987998

IDENTIF. REFERENCE

JUL 23 2 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 769399