PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
65 MUSIC SQUARE EAST
NASHVILLE, TENNESSEE 37203

FILE BOX #2

WARRANTY DEED

BOOK 5639 PAGE 894

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Phelan O'Brien	New Owner	116-3B-153
#153 Royal Oaks Condominiums (NAME:)	(NAME:)	
4505 Harding Road		78094
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by AUDREY PHELAN O'BRIEN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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IDENTIF. REFERENCE

AUG 20 1 20 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GEORGE M. RADER and wife, MARY DALE RADER,

GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* AUDREY PHELAN O'BRIEN,

GRANTEE, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Unit No. 153 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 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 153.

BEING the same property conveyed to George M. Rader and wife, Mary Dale Rader, by deed from Royal Oaks Limited Partnership of record in Book 5389, Page 16, 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 Homeowners' Association, of record in Book 5282, Page 972, and its attendant Bylaws 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 is given subject to the terms, covenants and conditions of a certain "Contract for Sale of Real Estate" dated June 25, 1980 between Grantor and Grantee herein, a copy of which is available for examination at the offices of preparer herein; said contract being incorporated herein by reference as if set forth verbatim.

This conveyance is further subject to:

1. Taxes for the year 1980 and subsequent years.
2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and Bylaws, the above Condominium Plat, and any

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me this the 20th day of August, 1980

Affiant

My commission expires 1-27-81
(Affix Seal)

Notary Public

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 deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, Page 370, said Register's Office, 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 3165, Page 607, said Register's Office.
6. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, Page 964, said Register's Office.
7. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, Page 188, said Register's Office.
8. The Plan of record 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 said County.
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 is improved ( ) unimproved (X) property, known as 4505 Harding Road Unit #153 Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AUDREY PHELAN O'BRIEN *HER heirs and assigns, forever.*

And WE *do covenant with the said* AUDREY PHELAN O'BRIEN *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.*

And GEORGE M. RADER AND WIFE, MARY DALE RADER *do further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* AUDREY PHELAN O'BRIEN *HER heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* AUGUST, *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.*

George M. Rader
George M. Rader

Mary Dale Rader
Mary Dale Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE M. RADER and wife, MARY DALE RADER

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 19 80.

Jeanette S. Parks, Notary Public.

Commission Expires July 27, 1981.

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5639 PAGE 897

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 191.50-	
			6954A08/20/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.3.4.4.7.

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IDENTIF. REFERENCE

AUG 20 1 20 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774987