ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARY B. FITTS (NAME)	Fidelity Federal Savings & Loan (NAME)	116-3B
Royal Oaks Condominiums, #117 (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	117
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5717 PAGE 478

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a note dated January 24, 1979, payable to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust of record in Book 5389, page 11, Register's Office for Davidson County, Tennessee. Reference is made to said note and deed of trust for the terms and conditions therein contained.

I, MARGARET DALE RADER, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said MARY B. FITTS, an unmarried woman,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 177 as shown on the Plat of Royal Oaks Apartments, Condominium of record in Book 5200, page 45, Register's Office, Davidson County, Tennessee, together with an undivided 1.280% 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. 177.

Being the same property conveyed to Margaret Dale Rader, unmarried, by deed from Royal Oaks Limited Partnership, an Illinois Limited Partnership, of record in Book 5389, page 9, Register's Office, Davidson County, Tennessee.

The above-described property is a condominium apartment pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights in interest in favor of other Unit Owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Condominiums, of record in Book 5282, page 972, said Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 117, Royal Oaks Condominiums (House Number) (Street)
Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

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.

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 4 day of March, 19 81.

MARGARET DALE RADER

BY: Whit Clark, Atty-in-fact

Whit Clark, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5717 PAGE 479

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Whit Clark, attorney-in-fact for Margaret Dale Rader, by instrument of record in Book 5717, page 477, Register's Office for Davidson County, Tennessee,

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 4 day of March, 19 81.

My commission expires 10/1/82 Notary Public Bettie Jane Winton

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Bettie Jane Winton

Sworn to and subscribed before me
this 4 day of March, 19 81.

My commission expires 4/22/84 Notary Public Connie K. Bossett

FEB This instrument was prepared by:

GRISSIM and SHORT, Attorneys	1400 American Trust Building	Nashville, TN 37201
Name	Address	

2985 WARRANTY DEED - CHECK 188.50

FROM MARGARET DALE RADER

TO MARY B. FITTS

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. HALLOM III REGISTER
DAVIDSON COUNTY, TENN.
MAR 4 3 35 PM '81

IDENTIF. REFERENCE

G 3 1 8 2 5.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5717 PAGE 480

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
			2986A03/04/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.31825

IDENTIF. REFERENCE

MAR 4 3 35 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809764