Prepared By: Timothy R. Turner, Attorney
237 Old Hickory Blvd.
Nashville, Tennessee 37221

WARRANTY DEED

BOOK 5719 PAGE 89

Address New Owner as Follows:
Kenneth J. Whittaker and
Robert K. Bolton
Unit #109, Royal Oaks Apts.
Nashville, Tenn. 37205

Send Tax Bills to:
Security Federal Sav. & Loan
4235 Hillsboro Road
Nashville, Tenn. 37215

Map-Parcel Numbers:
116-3B-109

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the grantee; ROBERT K. BOLTON, and for the further consideration of the assumption of one-half (½) of the remaining unpaid principle balance of a certain promissory note dated June 1, 1978, in the original principle amount of $45,900.00 made payable to Security Federal Savings and Loan of Nashville, Tennessee, said note being secured by Deed of Trust of record in Book 5293, Page 90, Register's Office for Davidson County, Tennessee, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, KENNETH J. WHITTAKER, unmarried, have this day bargained and sold and do hereby transfer and convey unto the said ROBERT K. BOLTON, a one-half (½) undivided share, as a tenant in common, to 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 Kenneth J. Whittaker, by deed from Fran N. Oglesbee, of record in Book 5627, Page 971, 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, Register's Office for Davidson County, 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 one-half interest in all fixtures and appliances which might be owned by Grantor and located in said Unit, including range and refrigerator.

Further, this conveyance is given subject to: BOOK 5719 PAGE 90

1. 1981 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 ROBERT K. BOLTON, 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, Register's Office for Davidson County, 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 ROBERT K. BOLTON, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand at Nashville, Tennessee, this 6th day of March, 1981.

KENNETH J. WHITTAKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal of office at Nashville, Tennessee, this the 6th day of March, 1981.

Notary Public

My Commission Expires: July 23, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,750.00.

Robert B Bolton
Affiant

Subscribed and sworn to before me,
this the 6th day of March, 1981.

Notary Public

My Commission Expires: July 23, 1984

IDENTIF. REFERENCE
MAR 9 3 23 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
332415

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			31750.00- CO	
			82.42 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	91.92-
3765A03/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032415

IDENTIF. REFERENCE

MAR 9 3 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810516