6897 04/07 0400- CHECK

Fill

This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5729 PAGE 833

WARRANTY DEED CORRECTION

WHEREAS, on the 4th day of March, 1981, WHIT CLARK, acting as attorney-in-fact for MARGARET DALE RADER, executed a warranty deed to MARY B. FITTS, an unmarried woman, conveying property as described in said deed, which deed was recorded in Book 5717, page 478, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the property conveyed was Unit No. 177 as shown on the Plat of Royal Oaks Apartments, Condominium of record in Book 5200, page 45, said Register's Office, being more particularly described in said deed; and

WHEREAS, said deed reflects the address of the new owner, Mary B. Fitts, as being "Royal Oaks Condominiums, #117, Nashville, Tennessee 37215" which address was in error and should have been "Royal Oaks Condominiums, #177, Nashville, Tennessee 37205" to conform to the above-mentioned description; and

WHEREAS, said deed reflects the map-parcel number as being "116-3B-117" and in fact said map-parcel number is "116-3B-177";

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party hereto acknowledges that the warranty deed of record in Book 5717, page 478, said Register's Office, shall be corrected as follows:

1. The address of the new owner, Mary B. Fitts, shall be "Royal Oaks Condominiums, #177, Nashville, Tennessee 37205".

2. The map-parcel number shall be "116-3B-177".

The original warranty deed of record in Book 5717, page 478, said Register's Office, is attached hereto as Exhibit "A" with the corrections stated herein being reflected thereon.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand on this the 6th day of April, 1981.

MARGARET DALE RADER Margaret Dale Rader

BY: Whit Clark, Atty-in-fact
WHIT CLARK, Attorney-in-fact

G.3.6.3.6.1

RECEIVED FOR RECORD AND RECORDED
APR 7 9 12 AM '81
FEE $ WILSON II REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6 day of April, 1981, before me, personally appeared Whit Clark, to me known to be the person who executed the foregoing instrument in behalf of Margaret Dale Rader and acknowledged that he executed the same as the free act and deed of said Margaret Dale Rader.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of April, 1981.

Lethe Jane Winton
NOTARY PUBLIC

My Commission Expires: 10/17/82

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

BOOK 5729 PAGE 834

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARY B. FITTS	Fidelity Federal Savings & Loan	116-3B
(NAME)	(NAME)	
Royal Oaks Condominiums, #177	Fourth and Union	177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE)	(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 177, Royal Oaks Condominiums (House Number) (Street)
Nashville, Tennessee 37205
(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 Margaret Dale Rader

BY: Whit Clark, Atty-in-fact
Whit Clark, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5729 PAGE 835

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, 1981.

My commission expires 10/17/82 Notary Public Bettie Jane Winton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4 day of MARCH, 1981, before me personally appeared Whit Clark, to me known to be the person who executed the foregoing instrument in behalf of Margaret Dale Rader and acknowledged that he executed the same as the free act and deed of said Margaret Dale Rader.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of MARCH, 1981.

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 10/17/82

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. Gossett

FEB This instrument was prepared by:

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

2986 WARRANTY DEED - CHECK 1885

FROM
MARGARET DALE RADER

TO
MARY B. FITTS

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

FILED FOR RECORD
MAR 4 3 35 PM '81
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 31825