ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PAUL GENTRY SMITH, JR. (NAME)	Fidelity Federal Savings & Loan (NAME)	116-3B-178
Unit 178, Royal Oaks Condo. (STREET ADDRESS OR RD. # NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note in the original principal amount of $51,600.00, payable to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust from George M. Rader, III to Vaden Lackey, Jr., Trustee, of record in Book 5365, page 336, Register's Office for Davidson County, Tennessee.

I, GEORGE M. RADER III, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said PAUL GENTRY SMITH, JR., an unmarried man.

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

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 178 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 1.280% 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. 178.

Being the same property conveyed to George M. Rader III, unmarried, by deed from Royal Oaks Limited Partnership, an Illinois limited partnership, of record in Book 5365, page 334, 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 472, and its attendant By-Laws of record in Book 5282, page 972, respectively, said Register's Office.

This conveyance is further subject to the items listed in Exhibit "A" attached hereto.

unimproved ( )
This is improved (X) property, known as Unit 178, Royal Oaks Condominiums (House Number) (Street)
Nashville, Tennessee 37215 (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 unincumbered, unless otherwise herein set out. And we 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.

Wherever 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 17 day of April, 19 81

GEORGE M. RADER III George M. Rader III

STATE OF TENNESSEE, COUNTY OF Hewlett Clark Jr. Atty-in-fact

STATE OF TENNESSEE

BOOK 5734 PAGE 558

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 ____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17 day of April, 1981, before me, personally appeared H. WHIT CLARK, JR., to me known to be the person who executed the foregoing instrument in behalf of George M. Rader III, and acknowledged that he executed the same as the free act and deed of said George M. Rader III.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of April, 1981.

Bettie Jean Winters
NOTARY PUBLIC

My Commission Expires: 10/1/82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 67,802.12
This is equal to or greater than the property would bring at a fair and voluntary sale.

x [signature]

Sworn to and subscribed before me
this 17 day of April, 1981

My commission expires 10/1/82 Notary Public Bettie Jean Winters

This instrument was prepared by

Grissim and Short, Attorneys 1400 American Trust Building Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM

GEORGE M. RADER III

TO

H. WHITNEY CLARK, JR.

Pioneer National Title Insurance Company

IDENTIFICATION REFERENCE

APR 17 2 49 PM '81

U.S.T.-8 8 2

EXHIBIT "A"

1. 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.

2. Easements and other rights as contained in the 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.

3. Easements and reservations contained in the deed from Royal Oaks Associates, 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.

4. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, 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. The record plan shows an Owner's Certificate, certain easements and setback lines.

8. 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.

9. 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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5734 PAGE 560

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
			67308.13- [illegible]	
			176.21 CO TX	
			.50 PRFEE	
			3.00 MISC	
			CHECK 135.73-	
			08244824/17/21 PRE .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

637802

IDENTIFICATION

APR 17 2 40 PM '21

No. 817294