Fee Book 2

WARRANTY DEED

BOOK 5746 PAGE 468

FROM JANICE WYNNE WARD, unmarried

ADDRESS NEW OWNER(S) AS FOLLOWS:	Willard F. Bailey etux Mildred H. Bailey 4505 Harding Road, Unit =140 Nashville, TN 37.
SEND TAX BILLS TO:	Same
PREPARED BY:	Clyde Paul Holland, Attorney 65 Music Square East Nashville, TN 37203
MAP-PARCEL NOS:	116-3/B-140

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00 Affiant Deborah H. Brunt

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 1981
DATE

NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS cash in hand received from Willard F. Bailey and Mildred H. Bailey, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Janice Wynne Ward, Grantor

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Williard F. Bailey and Mildred H. Bailey, Grantees

their their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING unit No. 140 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 1.069% 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. 140.

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.

FURTHER THIS CONVEYANCE IS GIVEN SUBJECT TO:

1) 1981 taxes, which have been prorated and adjusted as of the date hereof.
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 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. 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, Register's Office for Davidson County.
6) Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, Page 188, Register's Office for Davidson County, Tennessee

(CONTINUED ON REVERSE SIDE)

unimproved ( )
This is improved (X) property, known as Unit #140, Royal Oaks Condominium, 4505 Harding Road
Number Street City NASHVILLE, State TENNESSEE Zip

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, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND the undersigned GRANTOR do(es) further covenant and bind MYSELF, MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of May 1981

Janice Wynne Ward
JANICE WYNNE WARD, UNMARRIED

64228 9

FILED MAY 18 2 52 PM '81
FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } Individual Acknowledgment

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JANICE WYNNE WARD, UNMARRIED

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 15th day of May 1981

5-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

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.
8) The record plan shown 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.

BEING the same property conveyed to Janice Wynne Ward, unmarried, by deed from Royal Oaks, a limited partnership, of record in Book 5305, Page 3, Register's Office for Davidson County, Tennessee.

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5746 PAGE 470

RECEIVED OF _____

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
			71000.00- CO	
			184.60 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 191.10-	
6326A05/18/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64,2289

IDENTIF. REFERENCE

MAY 18 2 52 PM '81

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 822592