ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
PATRICIA ROCHE SAYERS	FIDELITY FEDERAL SAVINGS & LOAN ASSN.	116-3-B-105-Co
Unit 105 (NAME)	(NAME)	
4505 Harding Road	401 Union Street	7DA-78073
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5791 PAGE 191

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

THOMAS C. SUMMERS, Jr., unmarried,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said PATRICIA ROCHE SAYERS

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, Tennessee, being Unit No. 105 as shown on the Plan of Royal Oaks Apartments, a condominium, as of record at Book 5200, page 45, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description of said condominium unit.

Being all the same property conveyed to Thomas C. Summers, Jr., unmarried, by deed from Royal Oaks Limited Partnership of record at Book 5284, page 580, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantee agrees to assume and pay the unpaid balance of a certain note in the original principal amount of $44,550.00 secured and evidenced by Deed of Trust of record in Book 5284, page 582, Register's Office for said County, in favor of Fidelity Federal Savings & Loan Association, and further that all title and interest in the escrow account held in connection with aforesaid note and deed of trust is transferred and conveyed to the Grantee.

The premises herein conveyed is a condominium apartment subject to the provisions of the Tennessee "Horizontal Property Act" as 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 and 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; and 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, as of record at Book 5282, page 972, said Register's Office.

This conveyance is further subject to sewer easements of record at Book 4835, page 964***

This is improved (~~XX~~ property, known as Unit 105, 4505 Harding Road, Nashville, Tennessee 37205
(House Number) (Street)

(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 26TH day of August, 19 81.

THOMAS C. SUMMERS, JR.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS C. SUMMERS, JR.

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 81.

My commission expires 10-21-81 Notary Public Marbut Glenn Gaston Jr.

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 $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Patricia Roche Sayers

Sworn to and subscribed before me this 1st day of September, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, Tennessee 37215
Name Address

and Book 3347, page 188; easements contained in the Deed of record at Book 5144, page 244; said Register's Office; to the limitations shown on the recorded Plan; and to 1981 property taxes which are being prorated and which the Grantee assumes in full. Further subject to ~~easements of granted by instruments of record at Book 4744, page 370, Book 4978, page 524,~~ Book 4668, page 986, Book 5144, page 244 and Book 4660, page 59, said Register's Office; and to pipeline easements contained in instrument of record at Book 3165, page 607, said Register's Office.

6414 09/03 175.50- CHECK
WARRANTY DEED
FROM THOMAS C. SUMMERS, JR.
TO PATRICIA ROCHE SAYERS

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

SEP 3 2 PM '81
DAVIDSON COUNTY TENN.
FILED & RECORDED
REGISTER

IDENTIFICATION REFERENCE
RUSH 80868

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5731 PAGE 193

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
			650[illegible].30- CO	
			165.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.50-	
			841[illegible] CHL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 8 6 0 8

IDENTIFICATION REFERENCE

SEP 3 2 58 PM '80

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 841974