This Instrument Prepared By:
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5795 PAGE 758

Address New Owner[s] as Follows:	Send Tax Bills To :	Map-Parcel Numbers
Ed L. Roberts, et ux	Same	103-16-A
(Name)	(Name)	
107 Rokeby 3901 Harding Road		
(Address)		
Nashville, Tennessee 37205		
(City) (State) (Zone)		

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, including the assumption of the indebtedness secured by a Deed of Trust from E. Warner Bass and wife, to Keith B. Simmons, Trustee, of record in Book 5503, page 547, Register's Office for Davidson County, Tennessee, which, by the acceptance of this deed, Grantees expressly assume, E. Warner Bass (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Ed L. Roberts and wife, Ann L. Roberts (hereinafter called "Grantees" whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Unit No. 107 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4963, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 1st Floor of ROKEBY of record in Book 5060, page 100, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 100, said Register's Office, but specifically excluding any interest in parking spaces shown as limited common elements on the "2nd Revised Plan of record in Book 5050, page 16, said Register's Office.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

05/17 343.50- CHECK

8517

BEING the same property conveyed to E. Warner Bass and wife, by deed from The Rokeby Corporation, of record in Book 5503, page 543, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantees, their heirs and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the aforesaid real estate in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, burdens, and undertakings contained in the said Plan, Master Deed, By-Laws, and any amendments thereto; (2) easements 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 said property and building thereon to serve some or all of the units therein; (3) real estate taxes and assessments for the current year, which shall be prorated and assumed by Grantees; and (4) the Deed of Trust hereinabove mentioned, which Grantees do hereby assume.

And Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of September, 1981.

E Warner Bass

E. Warner Bass

Margaret G. Bass, wife of E. Warner Bass, joins herein for the sole purpose of conveying to Grantees any rights she may have in the said property by virtue of her marriage to E. Warner Bass.

Margaret G. Bass

Margaret G. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 128,540.00. E Warner Bass

Affiant

Subscribed and Sworn to before me this 15th day of September, 1981

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5795 PAGE 760

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, E. WARNER BASS and wife, MARGARET G. BASS, the within-named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, in Nashville, Tennessee, this 15th day of September, 1981.

LAURA KCENIG
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Laura Kcenig
Notary Public

My Commission Expires:

7-18-82

660309

IDENTIF. REFERENCE

SEP 17 9 44 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5795 PAGE 761

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
			128540.00- CO	
			334.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 343.60-	
			6517A09/17/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

360309

IDENTIF. REFERENCE T

SEP 17 9 44 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 843995