FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Theodore Eugene Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January 19 82

Notary Public

MY COMMISSION EXPIRES: 11-12-84

(AFFIX SEAL)

BOOK 5844 PAGE 91

mail THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Eugene Day (NAME)	same (NAME)	116-3-B
4505 Harding Road #102 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	102
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-78001

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Everette W. McFadden, Jr. and wife, Miriam F. McFadden,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore Eugene Day, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Everette W. McFadden, Jr., and wife, Miriam F. McFadden by deed from Ocie L. Smith and husband, Lloyd C. Smith of record in Book 5829, page 154, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, page 972, and to the easements and reservations affecting the common areas of record in Book 3165, page 607, Book 3347, page 188, Book 4668, page 986, Book 4744, page 370, Book 4978, page 524, Book 4835, page 964, and Book 5144, page 244, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

unimproved ( )
This is improved (XX property, known as Unit 102 Royal Oaks Condominiums, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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. 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 22nd day of January, 19 82

Everette W. McFadden, Jr.

Miriam F. McFadden

STATE OF TENNESSEE
Davidson County

BOOK 5844 PAGE 92

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everette W. McFadden, Jr. and Miriam F. McFadden,

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 19 82.

Commission expires 1-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
EVERETTE W. McFADDEN, JR. ET UX

TO
THEODORE EUGENE DAY

G 76851

IDENTIF. REFERENCE

JAN 25 9 23 AM '82

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5844 PAGE 93

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
			74000.00-	CO
			192.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	198.90-
			9062A01/25/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 6 8 5 1

IDENTIF. REFERENCE

JAN 25 9 23 AM '82

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

No. 863733