Prepared by Joe Martin Jr.
Home Federal Saving & Loan Bldg
230-4th Ave No
Nashville TN.
37219

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Eleanor F. Morrissey	new owner	116-3A 51
51-E Royal Oaks Tower 4505 Harding Road	(NAME)	116-3A 17
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand Five Hundred ($67,500.00) Dollars, paid to me in cash by Eleanor F. Morrissey (Mrs. Ralph G.) the receipt of which is hereby acknowledged, I, Joseph Martin, Executor of the Estate of Elizabeth P. Neale,

have this day bargained and sold, and do hereby transfer and convey unto the said Eleanor F. Morrissey (Mrs. Ralph G.), the Grantee herein, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws, dated 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, and said premises being more particularly described as follows:

Units Labeled 51E and 17 (parking space) of said project, as shown on the plan recorded in Book 4460, page 189, said Register's Office, and an undivided 2.11038% interest appurtenant to the units in all common elements of said project as described in said Declaration.

Being the same property conveyed to Frances Neale Kirk by deed from Charles F. Alexander, Trustee, of record in Book 4734, page 915, said Register's Office for Davidson County, Tennessee. The said Frances Neale Kirk having since died and devised said property to Elizabeth P. Neale by will of record in Will Book 130, page 52, Probate Clerk's Office for Davidson County, Tennessee. The said Elizabeth P. Neale having since died leaving a will of record in Will Book 134, page 68, Probate Clerk's Office for Davidson County, Tennessee, wherein Joseph Martin is appointed executor and is given the power to sell said property which power is included in those fiduciary powers enumerated in TCA 35-618.

The Board of Directors of the Association of Owners of Royal Oaks Tower have heretofore expressly approved the purchase by Eleanor F. Morrissey (Mrs. Ralph G.) of Apartment 51-E and Basement Parking Space 17.

The premises are a part of land formerly known as Lot No. 3 on the Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee. Said plat shows two easements for driveways, a 10 foot sanitary sewer and/or storm sewer easement granted by an instrument of record in Book 3958, pages 152-154, said Register's Office, and the following reservation: "Owner's reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5, between Lots 3 and 5 to be located within 100 feet from Woodmont Blvd."

The premises are a condominium apartment and undivided interest appurtenant thereto in the common elements, established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 buildings 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, known as "The Royal Oaks Towers",

of record in Book 4710, page 901, and as amended in Book 4798, page 813, said Register's Office, and is further subject to the By-Laws of the Association of owners of Royal Oaks Towers, identified as Exhibit "A" to said Master Deed of record as aforesaid.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,500.00

Subscribed and sworn to before me, this the 24 day of March 19 82

Affiant

My commission expires April 21, 1985 (Affix Seal)

Notary Public

( ) This is improved ( ) property, known as Apartment 51-E Basement Parking Space 17 4505 Harding Road Nashville, Tn. 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except by taxes for the year 1982 which the Grantee assumes and agrees to pay.

I myself as Executor further covenant and bind her to warrant and forever defend the title to said real estate to said Grantee her heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24th day of March 19 82

Joseph Martin, Executor
Estate of Elizabeth P. Neale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joann Stewart, a Notary Public in and for said County and State, the within named Joseph Martin, Executor of the Estate of Elizabeth P. Neale

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

Witness my hand and official seal at Nashville, Tennessee, this 24 day of March, 1982.

Joann Stewart, Notary Public.

Commission Expires April 21, 1985

STATE OF
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.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

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WARRANTY DEED

FROM

Joseph Martin, Executor

Estate of Elizabeth P. Neale

TO

Eleanor F. Morrissey
(Mrs. Ralph G.)

Mail To:
Hostetler Realty Co.
P.O. Box 15285
Nashville Tn
37215

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

G 8 4 4 5 4

IDENTIFICATION REFERENCE

MAR 24 2 35 PM '82

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

67500.00- CO
175.50 CO TX
.50 PRFEE
12.00 MDEED
CHECK 188.00-
6515A03/24/02 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8.44564

IDENTIFICATION REFERENCE

MAR 24 2 35 PM '02

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

No. 872803