OFFICIAL RECEIPT

This Form furnished by Attorneys Title Company, Inc.

Form No. WD -3

5536

06/30 1982 3:36 PM

FROM

Madeline J. Jones

TO

John M. Abernathy, III

For draftsman's use

Prepared by:
GLASGOW AND ASSOCIATES, P. C.
Suite 1304, American Trust Bldg.
Nashville, TN 37201

BOOK 5905 PAGE 97

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Abernathy, III, (NAME)	same (NAME)	116-3/113
172 Royal Oaks Condominiums (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

6.9.7.8.7.T

IDENTIF. REFERENCE

JUN 30 3 36 PM '82

REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$74,000.00 Madeline J. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June, 1982

Notary Public

MY COMMISSION EXPIRES: Oct 15, 1983

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100's ($10.00)---------- DOLLARS and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged.

I, Madeline J. Jones

have bargained and sold, and by these presents do transfer and convey unto the said John M. Abernathy, III, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 172 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 Homeowner's Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 172.

Being the same property conveyed to Royal Oaks Limited Partnership by deed from Ervin M. Entrekin, Trustee, with full power, of record in Book 5282, page 967, said Register's Office.

Further, this conveyenance is given subject to: (1)1982 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, Truste 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 Coun 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, Tennessee.

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BOOK 5905 PAGE 98

(6) Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee. (7) Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee. (8)The record plan shows 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.

This is unimproved ( ) improved (XX) property, known as 4505 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Abernathy, III his heirs and assigns, forever.

And I do covenant with the said John M. Abernathy, III, his 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.

And I, Madeline J. Jones do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Abernathy, III, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of June, 1982

Madeline J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allen C. Brown, a Notary Public in and for said County and State, the within named Madeline J. Jones

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1982.

Allen C. Brown, Notary Public.

Commission expires Oct. 15, 1983

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

RECEIVED OF _____

FOR BOOK 5905 PAGE 99

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-
			5536A06/30/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 30 3 38 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 889174