| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Martha Ann G. Elliott | Martha Ann G. Elliott | 116-3-B175 |
| (NAME) Unit 175, 4505 Harding Rd | (NAME) Unit #175, 4505 Harding Road | 7DA-78053 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37205 | (STREET ADDRESS) Nashville, Tn. 37205 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by MARTHA ANN G. Elliott, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 6002 PAGE 98

G. CLARKE SANDERS, unmarried

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

MARTHA ANN G. Elliott

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 175 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for said County, together with an undivided 1.28% interest in the common elements as set forth in the Master Deed of record in Book 5282, page 972, said Register's Office. Said Unit is also part of Lot No. 2 on the Revision of Lots 1, 2, 4 and 5, of Royal Oaks, of record in Book 4660, page 59, said Register's Office.

Being the same property conveyed to G. Clarke Sanders, by deed from Royal Oaks Limited Partnership, an Illinois Partnership, of record in Book 5283, page 814, said Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 175 Royal Oaks Condominiums
(House Number) (Street)
4505 Harding Road, Nashville, Tennessee 37205
(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 2nd day of February, 1983.

G. Clarke Sanders

G. CLARKE SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6002 PAGE 99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Clarke Sanders, unmarried

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 2nd day of February, 19 83.

My commission expires 1-22-84 Notary Public Wanda Fults

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 $ 76,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Martha Ann G. Elliott

Sworn to and subscribed before me
this 2nd day of February, 19 83.

My commission expires 1-22-84 Notary Public Wanda Fults

| This instrument was prepared by: John M. Jordan, Attorney, 4235 Hillsboro Road, Nashville, Tn. 37215 | |
|---|---|
| Name | Address |

PUSH

WARRANTY DEED

FROM

G. CLARKE SANDERS, unmarried

TO

MARTHA ANN ELLIOTT

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

FELIX T. WILKINSON REGISTER
DAVIDSON COUNTY, TN

FEB 3 12 01 PM '83

IDENTIF. REFERENCE

H 29432

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

RECEIVED OF _____

FOR _____

BOOK 6002 PAGE 100

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 76000.00- CO | |
| | | | 197.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 204.10- |
| | | | 520CA02/03/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 9 4 3 2

IDENTIF. REFERENCE

FEB 3 12 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 927438