"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER:

Edna J. Tippens
Apt 24W, Royal Oaks Tower
4505 Harding Road
Nashville, TN 37205

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

Map 116-3A
Parcel 35
7DA-70034

BOOK 6080 PAGE 884

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the unpaid balance of an indebtedness in the original principal amount of Fifty Thousand ($50,000.00) Dollars secured by a vendor's lien retained in the installment deed from Mary Hicks Proctor to the Grantors, of record in Book 5612, page 234, Register's Office for Davidson County, Tennessee, wherein the Grantors conveyed the real estate described therein and herein to Jacobs H. Doyle, Trustee, for the purpose of better and more effectually securing the payment of said lien indebtedness, Jeffrey L. Cook and wife, Elizabeth D. Cook (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto the said Edna J. Tippens (the "Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as Unit 24W, Royal Oaks Tower, 4505 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever.

And Grantors covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

BOOK 6080 PAGE 885

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands, this 16 day of June, 1983.

Jeffrey L. Cook

Jeffrey L. Cook

Elizabeth D. Cook

Elizabeth D. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R. Susan Gordon, a Notary Public in and for said County and State, the within named Jeffrey L. Cook and wife, Elizabeth D. Cook, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of June, 1983.

R. Susan Gordon

Notary Public
My commission expires: 10/12/83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of June, 1983.

Notary Public
My commission expires: 7-7-86

EXHIBIT A

Land in Davidson County, Tennessee, being 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 the 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, said Register's Office, and said premises being more particularly described as follows:

Unit labeled 24W of said project as shown on the Plan recorded in Book 4460, page 189, said Register's Office, and an undivided 1.45720% interest appurtenant to the Unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Jeffrey L. Cook and wife, Elizabeth D. Cook, by deed from Mary Hicks Proctor, unmarried, of record in Book 5612, page 234, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1983 real property taxes, which have been prorated and assumed by the Grantee;

2. The vendor's lien aforesaid retained in the installment deed from Mary Hicks Proctor to the Grantors, of record in Book 5612, page 234, Register's Office for Davidson County, Tennessee, wherein the Grantors conveyed the Property to Jacobs H. Doyle, Trustee, for the purpose of better and more effectually securing the payment of the lien indebtedness described therein in the original principal amount of Fifty Thousand ($50,000.00) Dollars;

3. All matters shown on the Plan aforesaid, of record in Book 4460, page 189, said Register's Office;

4. Master Deed and Declaration and By-Laws, of record in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office; and

5. The premises are a part of land formerly known as Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, said Register's Office, which 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 152-54, said Register's Office, and the following reservation: "Owners reserve the right to re-record this plat and place a 25-foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd."

H 5 5 7 9 4

IDENTIF. REFERENCE

JUN 23 11 28 AM '83

FELIX Z. WILSON XX REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6080 PAGE 888

FOR _____

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
			51000.00-	CO
			132.60	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	145.10-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 55794

IDENTIF. REFERENCE

JUN 23 11 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958353