File 40

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone & Woods
A Professional Law Corporation
Tenth Floor
200 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6112 PAGE 240

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Ralph Wood Harrison, et ux	First Southern Savings and Loan Association	116-3-A 33 and 7
Royal Oaks Towers Unit 22W	4205 Hillsboro Road	
Nashville, Tennessee 37205	Nashville, Tennessee 37215	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Frank Eisen Fowler, as Co-Trustee of the Mamie Howell Fowler Trust created by the Last Will and Testament of Mamie Craig Howell, and in my individual capacity ("Grantor"), have bargained and sold and do hereby transfer and convey unto Ralph Wood Harrison and wife, Elinor C. Harrison ("Grantees"), their heirs and assigns, all of my right, title and interest in and to the following described property located in Davidson County, Tennessee and described as follows:

Those certain premises comprising a portion of Royal Oaks Towers, 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, and said premises being more particularly described as follows:

Unit Labeled APARTMENT 22W and Parking Space 7 of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.22476% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below.

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, South 39° 07' East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence South 39° 07' East along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, page 2, Register's Office for Davidson County; thence South

51° 13' West, 175.7 feet along the northerly property line of Morrissey to a point; thence South 36° 57' East, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4 and 5, the following calls: South 50° 33' West, 68.2 feet to a point; North 36° 57' West, 43.4 feet to a point; South 53° 03' West, 27.0 feet to a point; South 16° 33' West, 60.0 feet to a point; South 50° 33' West, 81.0 feet to a point; South 76° 00' West, 80.0 feet to a point; North 55° 38' West, 70.6 feet to a point; North 41° 48' West, 69.3 feet to a point; North 20° 00' East, 39.7 feet to a point; North 41° 48' West, 60.0 feet to a point; North 48° 12' East, 299.3 feet to a point; South 36° 57' East, 15.7 feet to a point; North 51° 13' East, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, which proceeds in a southeasterly direction from Hardin Road to said lot 3 and around the westerly and southerly side of the same, said driveway being located between lots 1 and 4 and between lots 1 and 3 on said plan. This easement is in common with the owners of lots 1, 2 and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway. This grant of said easement is expressly subject to a Deed of Trust from said Royal Oaks, Limited, a Texas Limited Partnership, to Dwight Webb, Jr., Trustee, dated April 14, 1970, and of record in Book 4410, page 595, said Register's Office, securing an indebtedness described therein in favor of Massachusetts Mutual Life Insurance Company.

Being the same property conveyed to Mamie Craig Howell by deed from Charles F. Alexander, Trustee, of record in Book 4748, page 65, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4758, page 849, Register's Office for said County; the said Mamie Craig Howell having since died leaving a Last Will and Testament of record in Will Book 137, page 124, County Court Clerk's Office for Davidson County, Tennessee, which Will devised the above property to the Mamie Howell Fowler Trust, the Elizabeth Howell Oliver Trust and the Corinne Howell Dale Trust; the said Mamie Howell Fowler having disclaimed all interest in the Mamie Howell Fowler Trust and having refused to serve as Co-Trustee thereof, of record in Book 5930, page 61, Register's Office for said County.

Said conveyance shall include the right of ingress and egress from said property and the right to use, for proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements.

Said conveyance shall be subject to the following reservations, restrictions on use and covenants and obligations as set forth in the Master Deed and Declaration dated the 22nd day of May, 1973, and of record in the Register's Office for Davidson County, Tennessee, Book 4710, page 901, and as set forth in the By-laws of the Association of the Owners attached thereto, and as it may be amended from time to time, said by-laws to be filed with the Board of Directors of said Assocation, all of which restrictions, payment of charges, and other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding upon the Grantees and their heirs, administrators or executors and assigns or the heirs and assigns of the survivor of them as the case may be.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the said real estate in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for 1983 real estate taxes which have been prorated and which Grantees agree to assume.

AND Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under him.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of ~~July~~ August, 1983.

X Frank Eison Fowler Co-trustee
FRANK EISEN FOWLER, Co-Trustee of the
Mamie Howell Fowler Trust

X Frank Eison Fowler
FRANK EISEN FOWLER, individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.

Ralph Wood Garrison
AFFIANT

Subscribed and sworn to before me, this 4th day of ~~July~~ August, 1983.

Dayna O'Toole
NOTARY PUBLIC

My commission expires:
My Commission Expires JAN. 18, 1987

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Eisen Fowler, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lookout Mtn., Tenn., this 1 day of August, 1983.

NOTARY PUBLIC

My commission expires:
My Commission Expires Dec. 18, 1985

H 6 5 8 1 4

IDENTIF. REFERENCE

AUG 9 9 54 AM '83

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

DUPLICATE

Tax paid on this
In the amount of $163.80
on Instrument # 165813
recorded in Davidson
County Registers Office

Date 8-9-83
Dep. Reg.