This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Douglass C. Jeffords and wife,

Eleanor C. Jeffords

TO

Neil Robertson and wife,

Annie Kate Robertson

For draftsman's use

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

BOOK 6124 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Robertson, et ux (NAME)	same (NAME)	116-03-B-124
#124, 4505 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 6.9 8 3 0

IDENTIF. REFERENCE

AUG 26 3 39 PM '83

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 77,500.00 Neil Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-22-87

(AFFIX SEAL)

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

Jeffords and wife, Eleanor C. Jeffords

We, Douglass C./ have bargained and sold, and by these presents do transfer and convey unto the said Neil Robertson and wife, Annie Kate Robertson,

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

Being Unit #124 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 individed 1.496% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 124.

Being part of the same property conveyed to Douglass Crawford Jeffords by Royal Oaks Limited Partnership by deed of record in Book 5284, page 409, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 972, and its attendant By-Laws of record in Book 5282, page 972, respectively, in said Register's Office.

Grantor does hereby transfer, sell and assign unto the Grantor all of his/her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy if available for examination at the office of Grantor at 4505 Harding Road, Nashville, Tennessee 37205. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein.

08/26 20[illegible] CHECK

2968

Further, this conveyance is given subject to:

1. 1983 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, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Daivdson 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, 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 County, Tennessee.
5. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3164, page 607, Register's Office for Davidson County, Tennessee.
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.
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) (X) (improved) property, known as 124 Royal Oaks Condominiums, Nashville, TN 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 Neil Robertson and wife, Annie Kate Robertson their heirs and assigns, forever.

And we do covenant with the said Neil Robertson and wife, Annie, Kate Robertson 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.

And we, Douglass C. Jeffords and wife, Eleanor C. Jeffords do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Neil Robertson and wife, Annie Kate Robertson heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26th day of August, 1983

Douglass C. Jeffords

Eleanor C. Jeffords

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Debbie R. Cameron, a Notary Public in and for said County and State, the within named Douglass C. Jeffords and wife, Eleanor C. Jeffords the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 83

Debbie R. Cameron, Notary Public.

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6124 PAGE 71

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

77500.00- CO
201.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 208.00
2968A08/26/83 BAL .00
Total 208.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 8 3 0

IDENTIF. REFERENCE

Aug 26 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974401