File 4

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 6170 PAGE 933

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lin S. Howard	Commerce Union Bank	Map 116-3B
(NAME) 4505 Harding Road #163	P.O. Box 2546 (NAME)	Parcel 163
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37205	(STREET ADDRESS) Nashville, Tennessee 37219	7DA-78099
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William W. Earthman, III and wife, Sandra S. Earthman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lin S. Howard, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, dated May 3, 1977, of record in Book 5144, page 244, said Register's Office.
2. Easements and reservations contained in the deed from Royal Oaks Associates Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, said Register's Office, as modified by an agreement of record in Book 4978, page 524, said Register's Office.
3. Easement for sanitary sewer conveyed by deed from Royal Oaks Properties, Inc. to City of Nashville, dated March 8, 1962, of record in Book 3347, page 188, said Register's Office.
4. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc., dated December 19, 1960, of record in Book 3165, page 607, said Register's Office.
5. Easement for sanitary sewer and/or storm drainage conveyed by deed from Kelly Prim, Trustee to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 12, 1974, of record in Book 4835, page 964, said Register's Office.
6. 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, said Register's Office.
7. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of Royal Oaks Apartments, Condominium, of record in Book 5282, page 972, said Register's Office.
8. All matters as shown on the Plat of Royal Oaks Apartments, Condominium, of record in Book 5200, page 45, said Register's Office.

This is improved (X) unimproved ( ) property, known as Unit 163, 4505 Harding Road, Nashville, Tenn. 37205 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 November, 1983

William W. Earthman III — Sandra S. Earthman

William W. Earthman, III — Sandra S. Earthman

11/07 133.50- CHEC

611

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6170 PAGE 934

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Earthman, III and wife, Sandra S. Earthman 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 2nd day of Nov., 1983

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) 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 official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM
William W. Earthman, III
and wife, Sandra S. Earthman

TO
Lin S. Howard, an unmarried person

Return to:
PERRY WILKINS, JR.,
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 100167
NASHVILLE, TENNESSEE 37210

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $69,000.00

Lin S Howard

Subscribed and sworn to before me this 3rd day of Nov., 1983

My Commission Expires: 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE

EXHIBIT A

Land in Davidson County, State of Tennessee, being Unit No. 163 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with 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 William W. Earthman, III, by deed from Jerry Glen Walker and Jeanne F. Wachs Walker, of record in Book 5538, page 618, Register's Office for Davidson County, Tennessee.

H84706
IDENTIF. REFERENCE
Nov 7 10 01 AM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6170 PAGE 936

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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 189.90-
0611A11/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H64706

IDENTIF. REFERENCE

Nov 7 10 01 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 991504