This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Frances A. Oman 3901 Harding Road #806 Nashville, TN 37205	Same	103-16-A-60

BOOK 6311 PAGE 297

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID R. EMERY and wife, GLENDA J. EMERY, the GRANTORS herein, have bargained and by these presents do transfer and convey unto FRANCES A. OMAN, a widow, the GRANTEE herein, her successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Unit No. 806 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 8th Floor of ROKEBY of record in Book 5060, page 157, said Register's Office.
>
> Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 157 said Register's Office. Parking Space No. 16 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.
>
> Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.
>
> Being the same property conveyed to David R. Emery and wife, Glenda J. Emery, by deed from The Rokeby Corporation dated June 25, 1979 and recorded July 24, 1979 in Book 5470, page 71, Register's Office for Davidson County, Tennessee.

To have and to hold said real estate with all the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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, except for (1) real estate taxes and assessments for the current year, which shall be prorated and assumed by Grantee; (2) all provisions,

including without limitation all conditions, covenants, restrictions, burdens and undertakings contained in the said Plan, Master Deed, By-Laws and any amendments thereto; and (3) easements in favor of other unit owners; and all sewer, water, electrical, telelphone, and other utility easements now or hereafter established over, through or upon the said property and building thereon to serve some or all of the units therein.

WITNESS Our hands this 7th day of June, 1984.

David R Emery
DAVID R. EMERY

Glenda J. Emery
GLENDA J. EMERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Faye Beckwith, a Notary Public of said county, DAVID R. EMERY, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 1984.

Faye Beckwith
Notary Public

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Faye Beckwith, a Notary Public of said county, GLENDA J. EMERY, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 1984.

Faye Beckwith
Notary Public

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $145,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John A. Chambers
By Attorney for Buyer

Sworn to and subscribed this 7th day of June, 1984.

Cindy L. Bathrick
Notary Public

My Commission Expires:

July 21, 1984

EC/cmd

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I 2 7 6 8 6

IDENTIF. REFERENCE

JUN 7 3 53 PM '84

FEE $ RECEIVED AND TO BE FILED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6311 PAGE 300

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			145000.00-	CAMT.
			377.00	STAX
		VD	377.00-	MSTAX
			377.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	386.50-
		3279A	06/07/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 6 8 6

IDENTIF. REFERENCE

JUN 7 3 53 PM '84

FELIX Z. WILSON, II REGISTER
D. NASHVILLE, TN

No. 0043536