FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF July 1985.

Notary Public

MY COMMISSION EXPIRES: April 21, 1987
(AFFIX SEAL)

BOOK 6601 PAGE 61

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Company, Inc. Suite 175, 222 Third Ave. N. Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily G. Richards etal (NAME)	Emily G. Richards (NAME)	116-3B-172
#172 4505 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	#172 4505 Harding Road (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37205 (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, John M. Abernathy, III and wife, Mia L. Abernathy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily G. Richards and Robert H. Chilton, III

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 172, 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 undivided 1.069% interest in common elements of 4505 Harding Road Homeowner's Assotiation as described in Book 5282, page 972, Et seq. said Register's Office. Said Unit is also known as Apartment Ni. 172.

Being the same property conveyed to John M. Abernathy, III by deed from Madeline J. Jones, of record in Book 5905, page 97, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(See Attached marked Exhibit "A")

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 8 3 11 PM '85
IDENTIF. REFERENCE
J1.90 3.6

This is unimproved ( ) improved (X) property, known as Unit No. 172 - 4505 Harding Road Nashville, Tennessee
(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 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 8th day of July, 1985

John M. Abernathy, III
By: John M. Abernathy, Jr.
Attorney-in-Fact

Mia L. Abernathy
By: John M. Abernathy, Jr.
Attorney - in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6501 PAGE 62

On this 8th day of July, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John M. Abernathy, Jr., to me known to be the person who executed the foregoing instrument in behalf of John M. Abernathy, III and wife, Mia L. Abernathy, and acknowledged that he executed the same as the free act and deed of the said John M. Abernathy, III and wife, Mia L. Abernathy.

Witness my hand and seal at Nashville, Tennessee, this the 8th day of July, 1985.

Jo Ann Smith
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: April 19, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. 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 Davidson County, Tennessee.

2. Easements and reservations contained in the deed from Royal Oaks Associates, Inc., to Alfred Shepard, Trustee, of record in Book 4744, page 370, as modified by an agreement of record in Book 4978, page 524, Register's Office for Davidson County, Tennessee.

3. Easement reservation contained in instrument from Presbyterian Apartments, Inc., to Royal Oaks Properties, Inc., of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer conveyed to City of Nashville, of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

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, of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

7. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended.

8. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Royal Oaks Limited Partnership, filed May 8, 1978, and recorded in Book 5282, page 972, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 45, Register's Office for said County, and the By-Laws of Royal Oaks, recorded in Book 5282, page 992, Register's Office for Davidson County, Tennessee.

9. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

10. Subject to the liens for any unpaid assessments and/or special assessments.

11. The Plan of record in Book 5200, page 45, said Register's Office, shows an Owners Certificate, certain setback lines and easements, to which plan reference is here made for the location and dimensions.

12. Rights of others in & to the common elements.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6601 PAGE 64

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77200.00- CAMT. 200.72 CSTAX .50 PRFEE 9.00 WDEED CHECK 210.22- 6588A07/08/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 9 0 3 6

IDENTIF. REFERENCE

JUL 8 3 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151848