This Instrument Prepared By:

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

Box 31

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Virginia W. Crenshaw 4505 Harding Road, #163 Nashville, Tennessee 37205	Same	Map 116-3B-163

BOOK 6628 PAGE 558

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LIN S. HOWARD (now SLOAN), the Grantor herein, has bargained and by these presents does transfer and convey unto VIRGINIA W. CRENSHAW, the Grantee herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> 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 Lin S. Howard, by deed from William W. Earthman, III and wife, Sandra S. Earthman, of record in Book 6170, page 933, Register's Office for Davidson County, Tennessee.
>
> The property described above 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.

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. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. Taxes for 1985 are to be prorated as of the date of this deed. Grantor does further covenant and bind herself, her 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.

Paul L. Sloan, III, husband of Lin S. Howard Sloan, joins in this conveyance to convey any and all marital or other rights he may have in the Property.

WITNESS our hands this 6th day of August, 1985.

Lin S. Howard Sloan
LIN S. HOWARD SLOAN

Paul L. Sloan III
PAUL L. SLOAN, III

BOOK 5626 PAGE 590

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Tribble a Notary Public of said county, Lin S. Howard Sloan and husband, Paul L. Sloan, III, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 1985.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $84,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Virginia W. Sloan By Mary W. Sloan
Attorney in Fact

Sworn to and subscribed this 6 day of August, 1985.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

9-20-86

KLF/vgy

27.9.96

IDENTIFICATION REFERENCE

AUG 12 3 04 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6628 PAGE 561

RECEIVED OF _____

FOR _____

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

84500.00- CAPIT.
219.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 229.20-
6730A08/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.96

IDENTIFICATION REFERENCE

AUG 12 3 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162706