THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
13th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6726 PAGE 383

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CATHERINE A. MACK Unit 183, Royal Oaks 4505 Harding Road Nashville, Tennessee 37215	SAME	Map: 116-3B Par.: 183 7DA-78105

58199

IDENTIFICATION REFERENCE

Dec 4 2 52 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$360.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,750.00.

Catherine A. Mack
Affiant

SUBSCRIBED AND SWORN to before me this 4th day of December, 1985.

Notary Public

My Commission Expires:

10/12/86

FOR AND IN CONSIDERATION of the sum of Seventy-Two Thousand Seven Hundred Fifty Dollars ($72,750.00), the receipt of which is hereby acknowledged, I, BETTIE MADISON SNEED, A Single Woman, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto CATHERINE A. MACK, A Single Woman, hereinafter "GRANTEE," her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 183 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 Homeowners' Association, as described in Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 183.

Being the same property conveyed to Bettie Madison Sneed, a single woman, by deed From Robert R. Sneed and wife, Aline A. Sneed, of record in Book 5626, Page 331, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

(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, Register's Office for Davidson County, Tennessee, as modified by an agreement of record in Book 4978, Page 524, said Register's Office.

(3) Easement reservation 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, 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, dated December 27, 1972, and of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee.

(7) Limitations and conditions composed by the "Horizontal Property Act," as set out in Code Section 64-2704-22, both inclusive, of the Tennessee Code Annotated.

(8) Terms, provisions, covenants, conditions, easements and rights established in the Master Deed of Royal Oaks Limited Partnership, an Illinois 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, said Register's Office, and the By-Laws of Royal Oaks, recorded in Book 5282, Page 992, said Register's Office.

This improved property is known as UNIT 183, ROYAL OAKS, 4505 HARDING ROAD, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 4th day of December, 1985.

Bettie Madison Sneed
BETTIE MADISON SNEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTIE MADISON SNEED, A Single Woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1985.

Jean Dearmon
Notary Public

My Commission Expires:
10/12/86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6726 PAGE 385

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72750.00- [illegible]
109.00 STTX
.50 [illegible]
6.00 [illegible]
STTX 109.50-
290612/04/85 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58199

IDENTIFICATION REFERENCE

Dec 4 2 52 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 197975