BOOK 6752 PAGE 741 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 70,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Dec. 1985.
B. Edwards
Deputy Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1985.
Notary Public
MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GULLETT SANFORD & ROBINSON (NAME) 230 Fourth Avenue North Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Royal Partnership (NAME)	Security Federal Savings & Loan Assn. (NAME)	116-03-0A058
% Kenneth G. Schneider, Jr. Suite 601, 1720 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 150809 (STREET ADDRESS)	116-03-0A016
Nashville, tennessee 37203 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37215 (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, Hazel C. Crawford, unmarried, a ½ interest and First American National Bank, Nashville, Tennessee, Trustee, a ½ interest, with power of sale under the will of Hazel B. Cockrill HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Royal Partnership, a partnership consisting of Kenneth G. Schneider, Sr. and Kenneth G. Schneider, Jr.
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:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws, dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, Register's Office and said premises being more particularly described as follows:

Units labeled 62-E and 16 (parking space) of said project, as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.24300% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Hazel B. Cockrill by deed from Charles F. Alexander, Trustee of record in Book 4724, page 185, said Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 4731, page 582, said Register's Office. The said Hazel B. Cockrill having since died and her will of record in Will Book 149, page 336, County Court Clerk's Office for said County vest property in Hazel C. Crawford, a ½ interest and First American National Bank, Trustee, a ½ interest.

This conveyance is unencumbered except for the following:

1985 taxes which have been prorated and assumed by Grantee
The premises are a part of land known as lot No. 3 on the Plat of Royal Oaks of record in Book 4300, page 201, Register's Office for said County which shows two easements for driveways; an easement for sewers of record in Book 3958, pages 152-154, said Register's Office, and the following reservation: "Owners reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to lot no. 5 between lots nos. 3 and 5 to be located within 100 feet from Woodmont Blvd." (continued on back page)

This is (unimproved) (X) property, known as Unit 62-East Royal Oaks Tower (House Number) 4505 Harding Road (Street) Nashville, Tennessee 37205 (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 hand s this 26th day of December, 1985

Hazel C. Crawford
Hazel C. Crawford, Individually

Hazel C. Crawford
Hazel C. Crawford, Co-Executor

FIRST AMERICAN NATIONAL BANK, Trustee,
Co-Executor
BY: B Henderson
Name: Bob L Anderson
Title: V P & Sr Tr Off.

paid

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Hazel C. Crawford

the 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 and official seal at Nashville, Tennessee, this 24th day of December, 1985

Commission Expires July 17, 1988

Cynthia M. Bickett Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Bob L Andrews a Vice President & Sr Trust Officer of First American National Bank

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 Vice President & Sr Trust Officer of the First American National Bank a corporation, and that he as such Vice President & Sr Trust Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President & Sr Trust Officer

Witness my hand and official seal at Nashville, Tenn, this 24 day of December, 1985.

Betty A. Lamb Notary Public

Commission Expires My Commission Expires July 18, 1987

6546 WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

Dec 31 5 08 PM '85 TO

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

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

description continued from front:

Master Deed establishing a Horizontal Property Regime, of record in Book 4710, page 901, said Register's Office, and is further subject to the By-Laws of the association of owners of Royal Oaks Towers, identified as Exhibit "A" to said Master Deed on record as aforesaid.

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

RECEIVED OF _____

FOR _____

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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

70000.00- CASH
182.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 188.50-
1850A12/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65463

IDENTIFICATION REFERENCE

Dec 31 5 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206708