# WARRANTY DEED

BOOK 6817 PAGE 467

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Harmon Hussey | Same | 070DA-70039 |
| (NAME) Royal Oaks Tower, Unit 31W | (NAME) | |
| 4505 Harding Road | | 116-3-A 40 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Seventy One Thousand & 00/100 ($71,000.00) ------

----------*DOLLARS*

cash in hand paid by Mary Harmon Hussey, Grantee, receipt of which is hereby acknowledged; I,

MARY A. DOUGHERTY, Executrix of the estate of Bessie Mai Sikes, deceased, pursuant to the authority granted by the Will of said deceased, of record in Will Book 152, page 873, Office of Probate Clerk of Davidson County, Tennessee,

*have bargained and sold, and by these presents do transfer and convey unto the said* MARY HARMON HUSSEY, her

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Towers, 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 Book 4710, page 901, Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Unit labeled Apartment 31-W, Parking Place No. 14 of said project as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13359 percent interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Bessie Mai Sikes by deed from Charles F. Alexander, Trustee, of record in Book 4725, page 726, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 4732, page 668, Register's Office for Davidson County, Tennessee, the said Bessie Mai Sikes having since died and by her Will, File No. 77515, Probate Court Clerk's Office, having empowered Mary A. Dougherty to sell said property as Executrix.

The premises are a part of land formerly known as Lot No. 3, Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee, and the same are conveyed subject to easements and reservations set forth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 31 day of March, 19 86

Affiant

My commission expires: 11-17-89

(Affix Seal)

Notary Public

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, TN 37201

therein and in instrument of record in Book 3958, pages 152-154, said Register's Office.

Said premises herein conveyed are a condominium apartment and undivided interest appurtenant thereto in the common elements established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime known as "The Royal Oaks Towers," 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 of record as aforesaid.

The covenants and warranties herein made by Grantor are made by Mary A. Dougherty solely as Executrix of the estate of Bessie Mai Sikes, deceased, and not otherwise.

This is unimproved ( ) improved (X) property, known as Apt. No. 31W, Royal Oaks Tower, 4505 Harding Rd., Nash., TN 37205
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Mary Harmon Hussey, her *heirs and assigns forever.*

*And* I, Mary A. Dougherty, Executrix of estate of Bessie Mai Sikes, deceased, / *do covenant with the said* Mary Harmon Hussey *that* I, as such / Executrix am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above shown, and by taxes for 1986, which have been prorated of this date and are assumed by Grantee.

*And* I, Mary A. Dougherty, as such Executrix, *do further covenant and bind* myself, my successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Mary Harmon Hussey, her *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 25th *day of* March, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

EXECUTRIX OF THE ESTATE OF
BESSIE MAI SIKES, DECEASED
Mary A. Dougherty Extrx

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SARA R. VARNER, a Notary Public in and for said County and State, the within named Mary A. Dougherty, Executrix of the Estate of Bessie Mai Sikes, Deceased,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of March, 19 86.

Sara R. Varner, Notary Public.

My Commission Expires May 9, 1990

Commission Expires.....

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STATE OF.....
COUNTY OF.....

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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# WARRANTY DEED

FROM

MARY A. DOUGHERTY, EXECUTRIX ESTATE OF BESSIE MAI SIKES, DECEASED

TO

MARY HARMON HUSSEY


PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290



RECEIVED
APR 1 9 33 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN


IDENTIFICATION REFERENCE

87572

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

RECEIVED OF _____

FOR _____

BOOK 6817 PAGE 471

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

71000.00- CAMT.
184.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 197.10-
B405A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87572

IDENTIFI REFERENCE

APR 1 9 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232597