FROM: FRED L. BLANK, JR. and wife, ANN S. BLANK

TO: SARAH M. DAWSON

This Instrument prepared by:
Alexander, King & Williams
203 Third Avenue South
Franklin, TN 37064

Address New Owner(s):
Sarah M. Dawson
311 Berry Circle
Franklin, TN 37064

Send Tax Bills To:
Same

Map Parcel Number:
116.3-B Part Lot

Field Book Number:

UNIT WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRED L. BLANK, JR. and wife, ANN S. BLANK, have bargained and sold, and by these presents do transfer and convey unto the said SARAH M. DAWSON, her heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 166 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 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, page 972, said Register's Office. Said Unit is also known as Apartment No. 166.

Being the same property conveyed to Fred L. Blank, Jr., and wife, Ann S. Blank, by deed from Royal Oaks Limited Partnership of record in Book 5284, page 354, Register's Office for Davidson County, Tennessee.

This is improved property known as 4505 Harding Road, Nashville, Tennessee 37205.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4505 Harding Road Homeowner's Association, of record in Book 5282, page 972, and its attendant By-Laws of record in Book 5282, page 992, respectively, in said Register's Office.

Grantors do hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantors and located in the said Unit, including range and refrigerator.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SARAH M. DAWSON, her heirs, successors, and assigns, forever.

And FRED L. BLANK, JR. and wife, ANN S. BLANK, do covenant with the said SARAH M. DAWSON, that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

(1) Said property is subject to the 1986 property taxes, not yet due and payable, which will be paid by the Grantees in full, when due.

(2) The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

(3) 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, said Register's Office.

(4) 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. The above being modified by agreement of record in Book 4978, page 524, Register's Office for Davidson County, Tennessee.

(5) 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.

(6) Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.

(7) Easement for sanitary sewers and/or drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

(8) The record plan shows an Owner's Certificate, certain easements and setback lines.

(9) 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.

(10) An easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

The terms, covenants and conditions of the certain "Real Estate Sale Contract" referred to in instrument of record at Book 5284, page 354, have been completely satisfied.

And FRED L. BLANK, JR. and wife, ANN S. BLANK, do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said SARAH

M. DAWSON, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS this 30th day of April, 1986.

FRED L. BLANK, JR.

ANN S. BLANK

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRED L. BLANK, JR. and wife, ANN S. BLANK, 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 Unit Warranty Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 30th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 2/11/90

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Seven Thousand Dollars ($97,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 30th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 2/11/90

97388

IDENTIFICATION REFERENCE

MAY 2 3 26 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6847 PAGE 22

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

97000.00- CAMT.
252.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 261.70-
0022A05/02/86 DAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97388

IDENTIFI REFERENCE

MAY 2 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243951