THIS INSTRUMENT PREPARED BY
LOWE WATKINS
WATKINS, McGUGIN, McNEILLY
& ROWAN
18th Floor, First American Center
Nashville, Tennessee 37238-0110

WARRANTY DEED

BOOK 6908 PAGE 606

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edith K. Nordholt Unit 52 E Royal Oaks Tower 4505 Harding Road Nashville, Tennessee 37205	SAME	Map: 116-03-A-19 116-03-A-Parcel 52 7DA-70018 7DA-70051

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Edith K. Nordholt
AFFIANT

SUBSCRIBED AND SWORN to before me this 3RD day of July, 1986.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 13, 1986

17465

IDENTIFICATION REFERENCE

JUL 3 3 24 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Eighty Thousand Dollars ($80,000.00), the receipt of which is hereby acknowledged, I, FRANK P. PROVOST, JR., have this day bargained and sold and do hereby transfer and convey unto EDITH K. NORDHOLT, the Grantee herein, her successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, 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 May 22, 1973, and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit labeled 52E and 19 (parking space) of said project as shown on the plan of record in Book 4460, page 189, said Register's Office, and an undivided 2.24134% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to HARRIETTE P. PROVOST, by deed from CHARLES NELSON, JR., Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary, of record in Book 6159, page 934, Register's Office of Davidson County, Tennessee.

The said HARRIETTE P. PROVOST since having died and title vested in FRANK P. PROVOST, JR. as devisee under the Will of HARRIETTE P. PROVOST in Will Book 154, page 438, Probate Court of Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1986, a lien, but not yet due and payable.

(2) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 building 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 of The Royal Oaks Tower, of record in Book 4710, page 901, Register's Office for Davidson County, Tennesse.

Said Master Deed was amended in Book 4798, page 813, said Register's Office, and is further subject to the By-Laws of the Association of owners of Royal Oaks Tower, identified as Exhibit "A" to said Master Deed of record as aforesaid.

(3) The premises are a part of land formerly known as Lot No. 3 on the Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee. Said plat shows two easements for driveways, a 10-foot sanitary sewer and/or storm sewer easement granted by an instrument of record in Book 3958, pages 152-154, said Register's Office, and the following reservation:

Owner's reserve the right to re-record this plat and place a 25-foot easement for ingress and egress to Lot No. 5, between Lots 3 and 5 to be located within 100 feet from Woodmont Boulevard.

(4) Grantor retaining possession of the premises until August 1, 1986.

This improved property is known as Unit 52E, Royal Oaks Tower, 4505 Harding Road, Nashville, Tennessee 37205.

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 he 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 himself, his 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 except as herein stated.

WITNESS my hand this 3rd day of July, 1986.

FRANK P. PROVOST, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jan A Hellwig, a Notary Public within and for the State and County aforesaid, FRANK P. PROVOST, JR, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1986.

Jan A Hellwig
Notary Public

My Commission Expires:

My Commission Expires May 13, 1989

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

RECEIVED OF _____

FOR _____

BOOK 6908 PAGE 609

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

BOOK.00- CAPT.
224.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 233.50-
3624A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17465

IDENTIFICATION REFERENCE

JUL 3 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267081