B-83

mail

THIS INSTRUMENT PREPARED BY:
Wm. H. Lassiter, Jr.
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

Address New Owner:	**Name & Address of Mortagee**	**Map-Parcel Nos.**
Gilbert S. Fox, et ux. Rokeby 3901 Harding Road Nashville, TN 37205	Same	103-16-A 10 & 59

BOOK 7133 PAGE 576

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, W. HAROLD BIGHAM and wife, CAROL A. BIGHAM (hereinafter called "GRANTORS"), have this day bargained and sold, and do hereby transfer and convey unto GILBERT S. FOX and wife, LOIS K. FOX (hereinafter called "GRANTEES"), certain real estate in Davidson County, Tennessee, as follows:

> Units Nos. 602 and 603 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the Sixth Floor of ROKEBY of record in Book 5060, page 142, said Register's Office.
>
> Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 142, said Register's Office. Parking Space Nos. 35 and 36, shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.
>
> Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantees do assume and agree to observe and perform, including, but not limited to the payment of assessments.
>
> Being the same property conveyed to W. Harold Bigham and wife, Carol A. Bigham, by deed from The Rokeby Corporation of Record in Book 5385, page 297, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEES, their heirs

and assigns, in fee simple forever.

AND GRANTORS do hereby covenant with GRANTEES that they are lawfully seized and possessed of the aforesaid real estate in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, burdens, and undertakings contained in the said Plan, Master Deed, By-Laws, and any amendments thereto; (2) easements 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 said property and building thereon to serve some or all of the units therein; and (3) real estate taxes and assessments for the current year, which shall be prorated and assumed by GRANTEES.

AND GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have signed their names hereto on this 9th day of Feb., 1987.

W. Harold Bigham — Carol A. Bigham

W. HAROLD BIGHAM by WILLIAM H. LASSITER, JR., Attorney-in-Fact (by William H. Lassiter, Jr. atty-in-fact)

CAROL A. BIGHAM by WILLIAM H. LASSITER, JR., Attorney-in-Fact (by William H. Lassiter, Jr. atty-in-fact)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Gilbert S. Fox
Affiant

Subscribed and sworn to before me, this the 9th day of February, 1987.

Dolda L. Shields
NOTARY PUBLIC

My Commission Expires:
5/13/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 9th day of February, 1987, before me personally appeared WILLIAM H. LASSITER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of W. HAROLD BIGHAM, as his attorney in fact and acknowledged that he executed the same as the free act and deed of said W. HAROLD BIGHAM.

Dolda L. Shields
NOTARY PUBLIC

My Commission expires: 5/13/90.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 9th day of February, 1987, before me personally appeared WILLIAM H. LASSITER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL A BIGHAM, as her attorney in fact and acknowledged that he executed the same as the free act and deed of said CAROL A. BIGHAM.

Dolda L. Shields
NOTARY PUBLIC

My Commission expires: 5/13/90.

92546

IDENTIFICATION REFERENCE

FEB 10 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 7133 PAGE 579

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

312500 0- CAPT.
875.00 CSTAX
.50 PRFEE
9.00 WDST
CHECK 334.50-
02/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92546

IDENTIFICATION REFERENCE

FEB 10 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44440