FILE BOX 46

pcdbdh0466 03/13/87

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Melisa A. Poole 4505 Harding Road, Unit 155, Nashville, Tennessee 37205	Mortgage Trust Company 2401 Hillsboro Road Nashville, Tennessee 37212	116-3-133

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CAROLYN L. KIMBROUGH, JOANNE FORD, and MAX BASSETT ("Grantors") have bargained and sold, and by these presents do transfer and convey unto MELISA A. POOLE ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 155 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 .850% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 155.

Being the same property conveyed to Dolores Lamson, deceased, by deed dated September 8, 1980 from William M. Hott and wife, Phyllis M. Hott, of record Book 5648, page 414, said Register's Office, and devised to Grantors by the Last Will and Testatment of Dolores Lamson, of record in Will Book 155, page 128, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as Unit 155, Royal Oaks Condominiums, 4505 Harding Road, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

This conveyance is subject to easements of record in Book 5144, page 244; Book 4744, page 370, as modified in Book 4978, page 524; Book 3165, page 607, Book 3347, page 188; Book 4835, page 964; and Book 4668, page 986, all in Davidson County, Tennessee; terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Royal Oaks Limited Partnership, an Illinois limited partnership, of record in Book 5282, page 972, said Register's Office, including the plat recorded in Book 5200, page 45, said Register's Office and the By-Laws of Royal Oaks recorded in Book 5282, page 992, said Register's Office; and the limitations and conditions composed by the "Horizontal Property Act" as set out in T.C.A. 66-27-101, et seq.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Carolyn L. Kimbrough executes this deed in her capacity as executrix of the estate of Dolores Lamson to convey any interest she may have as such executrix.

WITNESS our hands this 17th day of MARCH 1987.

Carolyn L. Kimbrough

Carolyn L. Kimbrough

Joanne Ford

Joanne Ford

Max Bassett

Max Bassett

Carolyn L. Kimbrough, Executrix
of the Estate of Dolores Lamson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Carolyn L. Kimbrough, the within named 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, at office, this 17th day of March, 1987.

Mary Kimbrough Lewis
Notary Public

My Commission Expires:

3-11-90

STATE OF ~~TENNESSEE~~ ARIZONA)
)
COUNTY OF ~~DAVIDSON~~ MOHAVE)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Joanne Ford, the within named 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, at office, this 18th day of March, 1987.

Notary Public

My Commission Expires: My Commission Expires July 31, 1988

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Max Bassett, 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, at office, this 20th day of March, 1987.

Notary Public

My Commission Expires:

STEVE RACHAL
Notary Public in and for the State of Texas
My Commission Expires 11-3-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00

Affiant

Sworn and subscribed to before me this 29th day of April, 1987.

My commission expires

Notary Public

My Commission Expires Jan. 10, 1989

20913

IDENTIFICATION REFERENCE

MAY 1 9 57 AM '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 7221 PAGE 307

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

6000 .10 CONT.
99.40 CSTAX
.50 PRFEE
9.00 WDF D
CHECK 109.30-
04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2091 3

IDENTIFICATION REFERENCE

MAY 1 9 57 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76161