FILE BOX "7" FILE NO. 23728

BOOK 7645 PAGE 598 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST 19 88

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNA DEMBSKY	S A M E	~~F16-3-A-46 CO~~
(NAME) Unit 43E, Royal Oaks Condo.	(NAME)	7DA-70045
4505 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ERNEST K. HARDISON, III and wife, LYNN HARDISON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA DEMBSKY, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 43E, Royal Oaks Tower, as shown in Master Deed of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Ernest K. Hardison, III and wife, Lynn Hardison by deed from Willie K. Davis, Substitute Trustee, of record in Book 5058, page 218, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR ROYAL OAKS TOWER OF RECORD IN BOOK 4710, PAGE 901, AS AMENDED IN BOOK 4798, PAGE 813, AND THE BY-LAWS SET FORTH THEREIN.

6.50 1.10

IDENTIFICATION REFERENCE

SEP 6 2 49 PM '88
FILED IN THE OFFICE OF WILSON T. ROBINSON
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as Unit 43E, Royal Oaks Condominium, 4505 Harding Road, Nashville, TN. 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of August, 19 88

Ernest K. Hardison
ERNEST K. HARDISON, III

Lynn Hardison
LYNN HARDISON

BOOK 7645 PAGE 599

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ERNEST K. HARDISON, III and wife, LYNN HARDISON,

the 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1988.

Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

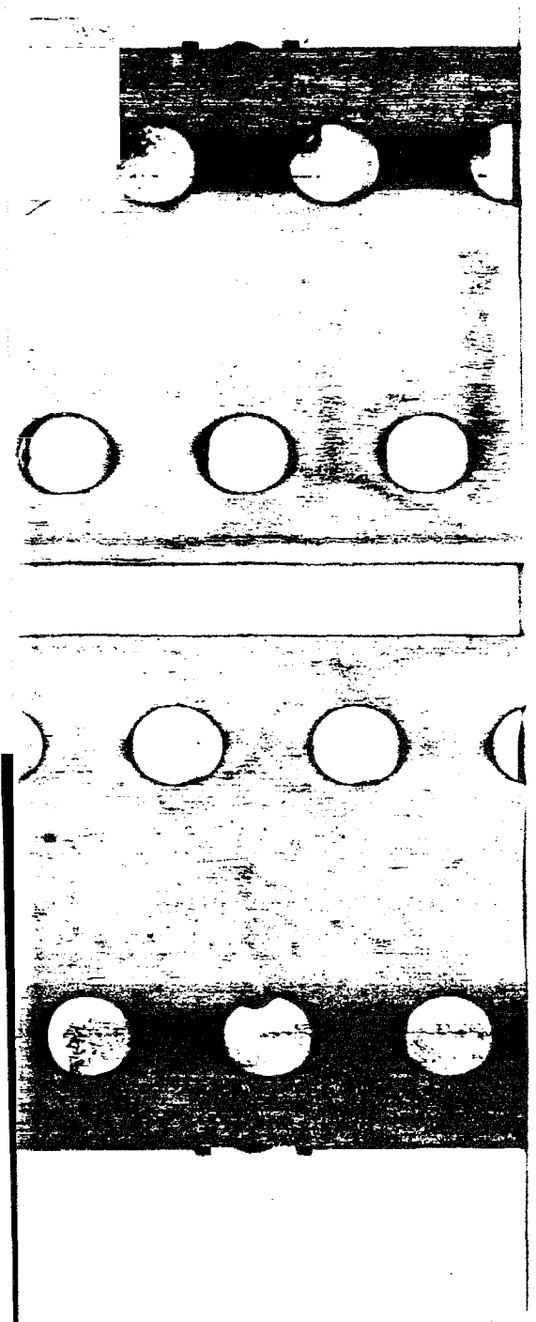
Commission Expires _____

WARRANTY DEED

FROM
ERNEST K. HARDISON, III
et ux LYNN HARDISON

TO
ANNA DEMBSKY, a single person

8869 09/06 0101 03CHECK 193.00



OFFICIAL RECEIPT

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

RECEIVED OF BOOK 7645 PAGE 600

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5 2 1.0

IDENTIFY REFERENCE

SEP 6 2 49 PM '88

FELIX Z. WILSON II REGISTER

09/06/88 01 14:50 0001 4369

CAMT	55000.00
CON TX	181.50
PRFEE	0.50
WDEED	6.00
TOTAL	188.00
CHECK	188.00

No. 131424