File 18

KAGWP61 03/01/89 dr

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

**GENERAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| James H. Cheek, III<br>Bass, Berry & Sims<br>2700 First American Center<br>Nashville, Tennessee 37238 | Same | Map 116-3A<br>Parcel 44<br>7DA-70043 |

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, VARINA F. BUNTIN, EUGENE L. FRAZER, JR., and MARSHALL G. FRAZER ("Grantors") have bargained and sold, and by these presents do transfer and convey unto JAMES H. CHEEK III and wife, SIGOURNEY W. CHEEK ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 41E in a Horizontal Property Regime of Royal Oaks Tower Condominiums Apartments of record in Plat Book 4460, page 189, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Varina Gaither Frazer by deed dated March 25, 1986 from Catherine Kerby Wilkins, unmarried, of record in Book 6813, page 860. The said Ms. Frazer having since died and by will of record in Will Book 161, page 798, Probate Court, Davidson County, Tennessee, title is now vested in Varina F. Buntin, Eugene L. Frazer, and Marshall G. Frazer.

This is improved property known as:

Unit 41E, Royal Oaks Tower, Woodmont Blvd., (4505 Harding Road), Nashville, Tennessee 37205

Said property is conveyed subject to the following matters:

1. Taxes for 1989, a lien but not yet due and payable, said taxes having been prorated and assumed by Grantee.

2. Master deed and by-laws of record in Book 4710, page 901, and amended in Book 4798, page 813, said Register's Office.

3. Lien for monthly assessments for operating expenses as provided for in Master Deed and By-Laws of record in Book 4710, page 901, said Register's Office.

4. Reservation for easement for driveway and restrictions as to use of said easement and a driveway easement on adjoining property granted to said Charles F. Alexander, Trustee, of record in Book 4668, page 986, said Register's Office.

5. Plan of record in Book 4460, page 189, said Register's Office, shows certain easements and setback lines.

6. 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, said 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 No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Boulevard.

7. Any rights and benefits, to the premises of a permanent easement of ingress and egress to Harding Road as affected by a deed of trust executed by Royal Oaks Limited, a Texas Limited partnership to Dwight Webb, Jr., Trustee, of record in Book 4410, page 595, said Register's Office to secure a note dated April 14, 1970, for the principal amount of $1,650,000.00, payable to Massachusetts Mutual Life Insurance Company.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their 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 Grantees, their 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.

WITNESS our hands this 1st day of March, 1989.

Varina F. Buntin

Eugene L. Frazer, Jr.

Marshall G. Frazer

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Varina F. Buntin, Eugene L. Frazer, Jr., and Marshall G. Frazer, 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 1989.

Kristie Grace Simmons
Notary Public

My Commission Expires:
5/8/91

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $75,000.00

J. H. Chafe
Affiant

Sworn to and subscribed before me this 1st day of March, 1989.

Kristie Grace Simmons
Notary Public

My Commission Expires:
5/8/91

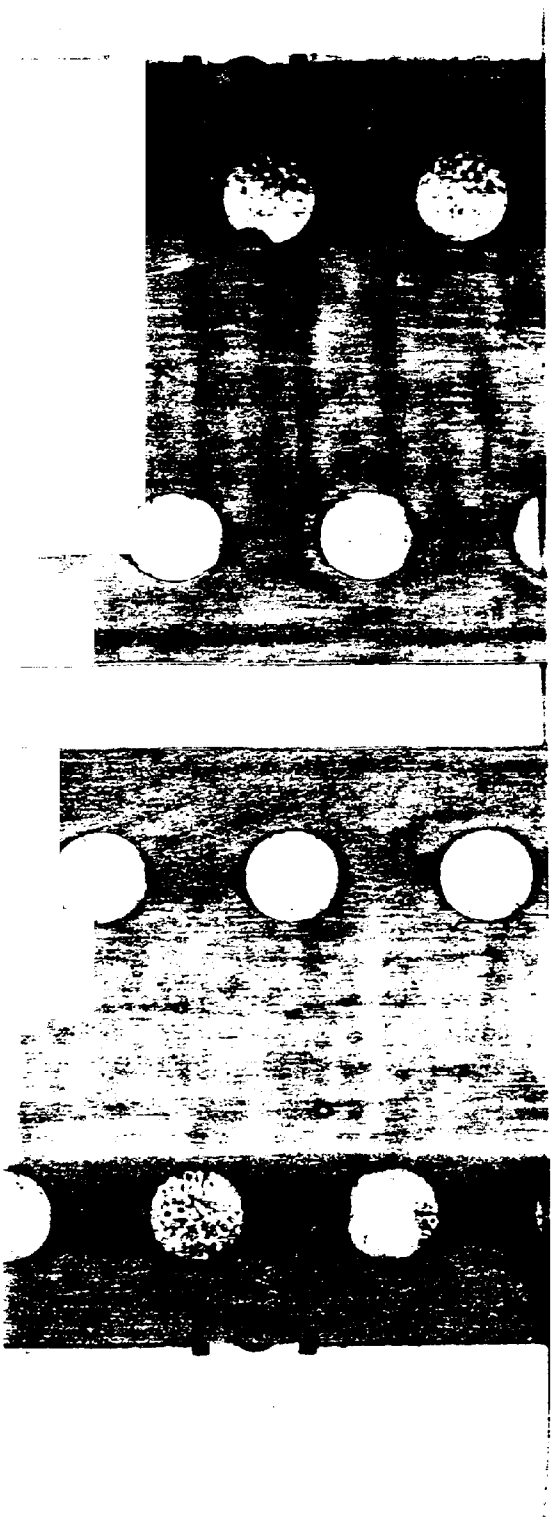
1214 03/01 0101 03CHECK 257.00

12543

IDENTIFICATION OF

MAR 1 10 50 AM '89

FEE $ 2 WILSON REGISTER
DAVIDSON TENNESSEE



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 608

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 75000.00
CON TX 247.50
PRFEE 0.50
WDEED 9.00
TOTAL 257.00
CHECK 257.00

03/01/89 01 10:52 0001 1214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12543.

IDENTIFICATION REFERENCE

MAR 1 10 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 185805