WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8420 PAGE 270

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY FORT OLIVER (NAME)	NEW OWNER (NAME)	Map 116-3-A
4505 Harding Road, Unit 2E (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 21
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #7DA-70020

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, MARY TERECIA WADE MARTIN, unmarried, Devisee under the Last Will and Testament of Joseph O'B. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY FORT OLIVER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 2E together with parking space No. 1** on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed and By-Laws of record in Book 4710, page 901, said Register's Office, said Unit being located upon Lot No. 3 on the Plan of Royal Oaks of record in Plat Book 4300, page 201.

Being the same property conveyed to Joseph O'B. Martin and wife, Katherine C. Martin by deed from Charles F. Alexander, Trustee of record in Book 4719, page 299, corrected in Book 4732, page 552, said Register's Office, the said Katherine C. Martin having since died and Joseph O'B. Martin having since remarried and Joseph O'B Martin having since died, devising said property to Mary Terecia Wade Martin by Last Will and Testament of record in Will Book 143, page 437, Probate Court for Nashville, Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 4710, page 901, amended in Book 4798, page 813; (3) Easements of record in Book 3958, page 152; and (4) All matters appearing on the Plan of record in Plat Book 4300, page 201, said Register's Office.

The said Mary Terecia Wade Martin being one and the same person as Terecia Price Wade Martin and Terecia Wade Martin.

** and Storage Building No. G-4,

TAX 08 1 0101 08CHECK 264.00

AUG 14 9 22 AM '91

unimproved ( )
This is improved (XX) property, known as 4505 Harding Road, Unit 2E, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of August, 1991.

Mary Terecia Wade Martin by Mary Wade Sutton

MARY TERECIA WADE MARTIN
By: Mary Wade Sutton, Attorney-in-Fact for Mary Terecia Wade Martin by Power of Attorney of record in Book 8239, page 375, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY WADE SUTTON, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of MARY TERECIA WADE MARTIN, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at Office, this 12th day of August, 1991.

My commission expires:
1-22-95

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Mary Fort Oliver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 91.

MY COMMISSION EXPIRES 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARY TERECIA WADE MARTIN, unmarried, Devisee under the Last Will and Testament of Joseph O'B. Martin

TO

MARY FORT OLIVER, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
MDEED	6.00
TOTAL	266.00
CHECK	266.00

01 09:24 0001 3511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3903L

RECEIVED FOR RECORD
Aug 14 9 22 AM '91

No. 450058