MAIL TAX NOTICE TO:
BY:
Whitney Stegall Jr. Mail
4505 Harding Road #33W
Nashville, TN 37205
NEW PROPERTY OWNER:
Same

THIS INSTRUMENT PREPARED BY:
Whitney Stegall
132 Park Circle
Murfreesboro, TN 37130
(615) 893-2804

Map No. 116-03-0-W
Parcel No. 042.00 CO

WARRANTY DEED

THIS CONVEYANCE, made the 31st day of August, 1992, by and between MAY LOVE GALE, hereinafter referred to as "Grantor" and WHIT STEGALL, JR., hereinafter referred to as the "Grantee".

W I T N E S S E T H:

THEREFORE, in consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the Grantee, WHIT STEGALL, JR., absolutely and in fee simple, the following described property in Davidson County, Tennessee.

> Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, page 901, and said premises being more particularly described as follows:
>
> Unit labeled Apartment 33W of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements as described in the deed from Charles F. Alexander, Trustee to May Love Gale dated the 5th day of September, 1973 of record in Deed Book ~~116-3-1~~ 4745, page ~~42~~ 401, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto, belonging or otherwise appertaining or held or enjoyed therewith unto the Grantee and his, their or its successors, heirs, administrators, executors, and assigns or heirs and assigns of the survivor of them as the case may be, subject as aforesaid forever.

And Grantor hereby for herself and her successors and

assigns, covenants and agrees with the Grantee as hereinabove described, that the Grantor is lawfully seized in fee simple of the property herein conveyed; that he has good right to sell and convey the same in the amount set forth herein; and that said property herein conveyed is free of all encumbrances, except as may be noted herein, and the Grantor, his successors and assigns shall warrant and defend the same to the Grantee as hereinabove described forever, against the lawful claims and demands of all persons, except as aforesaid, said land herein described being subject to an easement for a driveway as shown on the plat of record in the Register's Office for Davidson County, Tennessee, Book 4300, page 201.

Grantee in consideration of the foregoing conveyance hereby covenanta and agreea with the Grantor and the Grantee assumes and agrees to pay the pro rata share as set forth in the Declaration, of the balance due under the assessment as and when the assessments fall due and will hold the Grantor, his successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from or in connection with said assessment.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this conveyance to be executed on the day and date first above written in Murfreesboro, Tennessee.

MAY LOVE GALE
GRANTOR

WHIT STEGALL, JR.
GRANTEE

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MAY LOVE GALE, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Murfreesboro, Tennessee, this 31st day of August, 1992.

Patsy J. Bolin
NOTARY PUBLIC

My Commission Expires: 3-15-96

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WHIT STEGALL, JR., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Murfreesboro, Tennessee, this 31st day of August, 1992.

Patsy J. Bolin
NOTARY PUBLIC

My Commission Expires: 3-15-96

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

Subscribed and sworn to before me, this 31st day of August, 1992.

Whitney Stegall Jr.
AFFIANT

Sworn to and subscribed before me, the 31st day of August, 1992.

Patsy J. Bolin
NOTARY PUBLIC

My Commission Expires: 3-15-96

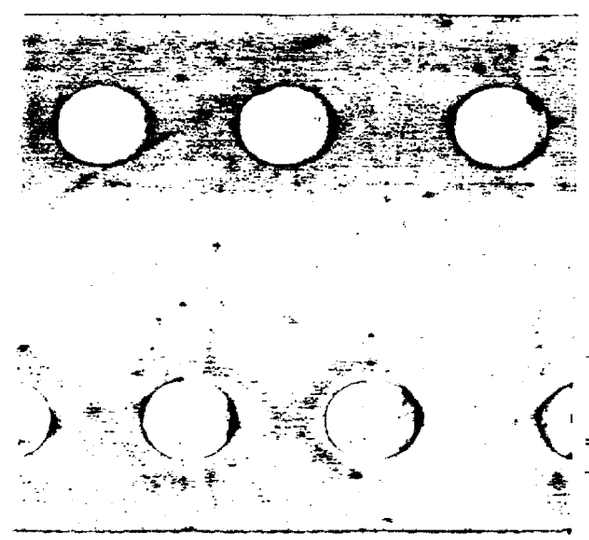
8484 11/18 0001 03CHECK 87.00

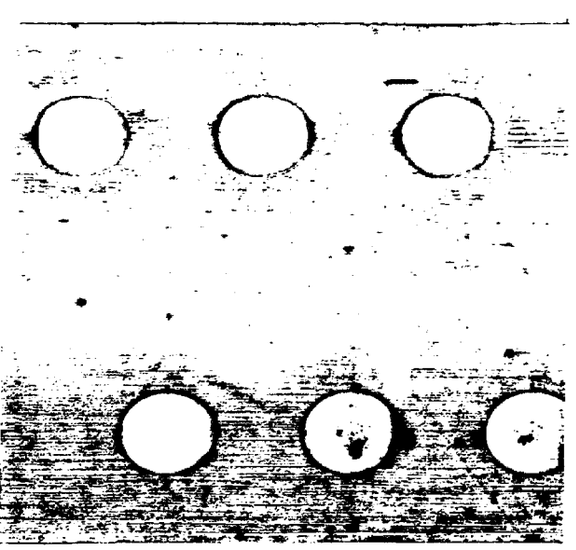
IDENTIFICATION REFERENCE

Nov 18 3 14 PM '92

DAVIDSON COUNTY, TN

05869





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

RECEIVED OF _____

FOR _____

BOOK 8790 PAGE 171

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 87.00
				CHECK 87.00
11/18/92	01			15:13 0001 8484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6586.9

IDENTIFI REFERENCE

NOV 18 3 14 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 592272