BOOK 9152 PAGE 557

Box 18 (cmc)

#243823

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John W. Barton and Carolyn M. Barton 4505 Harding Road Royal Oaks Tower Unit 41E Nashville, TN 37205	Same	Map: 116-3A Parcel: 44

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, JAMES H. CHEEK, III and wife, SIGOURNEY W. CHEEK ("Grantors") have bargained and sold, and by these presents transfer and convey unto JOHN W. BARTON and wife, CAROLYN M. BARTON ("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, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantors by deed of record in Book 7782, page 605, said Register's Office.

The source of this description is the prior deed.

This is improved property known as:

Unit 41E, Royal Oaks Tower, 4505 Harding Road, Nashville, Tennessee 37205

Said property is conveyed subject to the following matters:

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

2. 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. Lien for special assessments: three annual payments of $357.00 each.

3. 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.

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

5. 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."

6. 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.

7. Rights of others in and to the common elements.

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.

WITNESS our hands this 15th day of November, 1993.

JAMES H. CHEEK, III

SIGOURNEY W. CHEEK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James H. Cheek, III and Sigourney W. Cheek, 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 15th day of November, 1993.

Connie M. Contwright
Notary Public

My Commission Expires:

July 27, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $61,000.

John W Barton
Affiant

Sworn to and subscribed before me this 15th day of November, 1993.

Connie M. Contwright
Notary Public

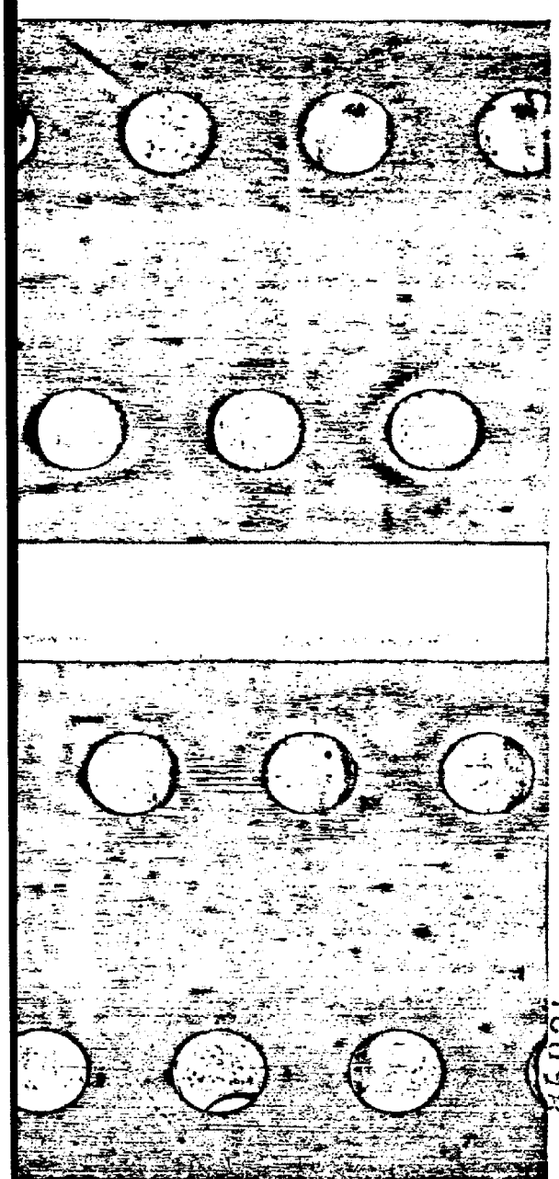
My Commission Expires:

July 27, 1996

86034
IDENTIF. & REFERENCE

93 NOV 15 PM 3:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

3675 11/15 0101 03CHECK 238.70



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

RECEIVED OF _____

FOR _____

BOOK 9152 PAGE 560

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 61000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 238.70
				CHECK 238.70
			11/15/93 01	15:36 0001 8675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 86034

93 NOV 15 PM 3:3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 722456