BOOK 9261 PAGE 224

Bag 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Mary E. H. Doty
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF February, 19 94

J. Kim Smith
NOTARY PUBLIC

My Commission expires: 11-27-95

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MARY E. DOTY (NAME)	same (NAME)	116-3A-45
P.O Box 158143 (ADDRESS)	(ADDRESS)	
Nashville TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

MARGARET H. COWAN, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MARY E. DOTY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, Tennessee, described as follows, to wit:**

THOSE certain premises comprising a portion of Royal Oaks Tower, 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 42E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.22476% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Margaret H. Cowan by deed from Laura P. Bang of record in Book 4865, page 7, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

0032 02/28 0101 03CHECK 253.50

This is unimproved ( ) improved (X) property, known as Unit 42E - 4505 Harding Place - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th **day of** February, **19** 94.

Margaret H. Cowan
MARGARET H. COWAN

By: John W. Cowan
JOHN W. COWAN, ATTY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9261 PAGE 225

On this 28th day of February, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Cowan, to me known to be the person who executed the foregoing instrument on behalf of Margaret H. Cowan, and acknowledged that he executed the same as the free act and deed of the said Margaret H. Cowan.

Witness my hand and seal at Nashville, Tennessee, this 28th day of February, 1994.

Notary Public

My Commission expires: 1/22/95

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 _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

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 _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public

"EXHIBIT "A"

(1) The premises are a part of land formerly known as Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, 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: "Owners reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5 between Lots Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd."

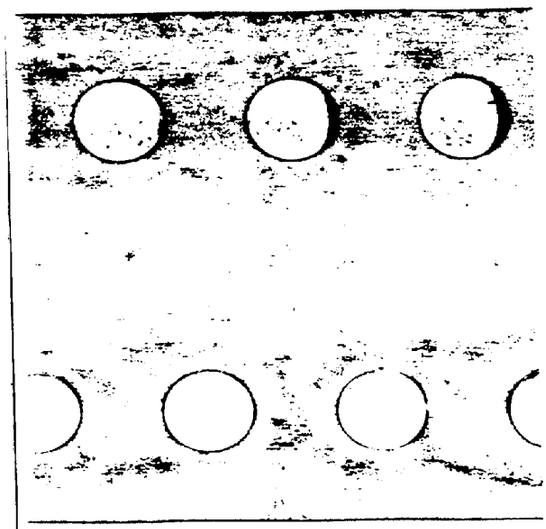
(2) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of "The Royal Oaks Towers", of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, identified as Exhibit "A", to said Master Deed of record as afore-said.

(3) Rights of others in and to the common elements

21888

IDENTIFICATION REFERENCE

FILED 23 PM 3:04



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

RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 227

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHRT	~~85000.00~~
			CON TX	240.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	253.50
			CHECK	253.50
02/28/94	01		15:05 0001	0032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21888
IDENTIFICATION REFERENCE

94 FEB 28 PM 3:04

No.760903