BOOK 9634 PG 485

STATE OF TENNESSEE
COUNTY OF Davidson

95-1021

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 95.

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mia L. Stephens	SouthTrust Bank	116-3-A-35CO
(NAME)	(NAME)	
4505 Harding Road, #24W	110 Office Park Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37205	Brimingham, AL 35253	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Edna J. Tippens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mia L. Stephens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being 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, as amended in Book 4798, Page 813, said Register's Office, and said premises being more particularly described as follows:

Unit labled 24W of said project as shown on the Plan recorded in Book 4460, Page 189, said Register's Office, and an individed 1.45720% interest appurtenant to the Unit in all common elements of said project as described in said Declaration.

BEING the same property conveyed to Edna J. Tippens by deed from Jeffrey L. Cook and wife Elizabeth D. Cook, filed of record in Book 6080, page 884, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property known as 4505 Harding Road, #24W, Nashville, TN 37205

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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 her hand this 31st day of March, 19 95.

Edna J. Tippens
Edna J. Tippens

95-1021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named

Edna J. Tippens

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of March, 19 95.

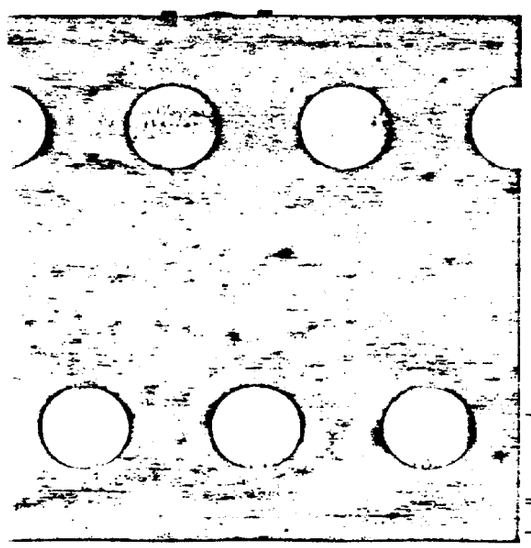
My commission expires 11/22/97

Notary Public Kenneth M. Ballew

47735
IDENTIFICATION REFERENCE

95 APR -3 AM 11:09

5700 04/03 2:01 03CHECK 208.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 467

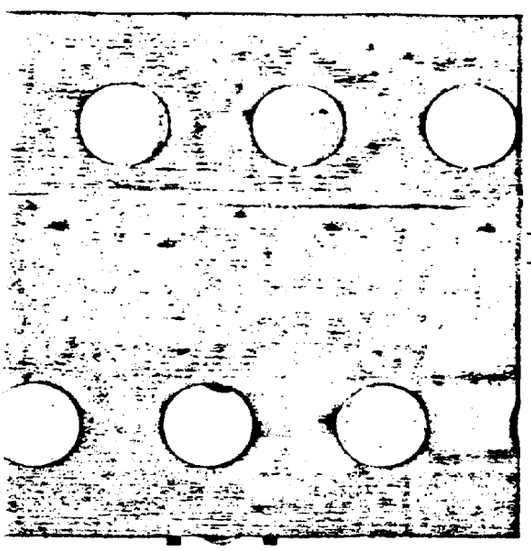
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

04/03/95 01 11:08 0001 6700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47735

IDENTIFICATION REFERENCE

95 APR -3 AM 11:09

DAVIDSON COUNTY, TN.

No. 896231