STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Donia Craig Dickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF June 19 95

JACQUE P. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1998

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donia Craig Dickerson | NEW OWNER | 116-3-B-166CO |
| (NAME) | (NAME) | |
| 4505 Harding Road, #166 | 4505 HARDING ROAD, #166 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | NASHVILLE, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Sarah M. Dawson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donia Craig Dickerson

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Unit No. 166 on the Plan of Royal Oaks Apartment, a condominium, of record in Book 5260, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah M. Dawson, unmarried, by deed from Fred L. Blank, Jr., and wife Ann S. Blank, of record in Book 6847, Page 19, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5200, page 45, together with 1.301% interest in Homowner's Association of record in Book 5282, page 972; Master Deed of record in Book 5282, page 972; By-Laws in Book 5282, page 992; Elements and other rights contained in instrument of record in Book 5144, page 244; Easements, agreements and all modification and amendments thereto of record in Book 5144, page 244, Book 4744, page 370, Book 4978, page 524, Book 4978, page 524, Book 3165, page 607, Book 3347, page 188, Book 4835, page 964, Book 4668, page 986 and an easement upon the southwesterly 15 feet of Lot 2, between the common lines of Lots 1 and 2; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, #166, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 my hand this 22nd day of June 19 95

Sarah M. Dawson
Sarah M. Dawson

BOOK 9712PG562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah M. Dawson, unmarried

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 Brentwood Tennessee, this 22nd day of June 19 95.

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

5092 06/26 0101 03CHECK 425.25

0073556

IDENTIF. ↑ REFERENCE

95 JUN 26 PM 3:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**WARRANTY DEED**

**FROM**

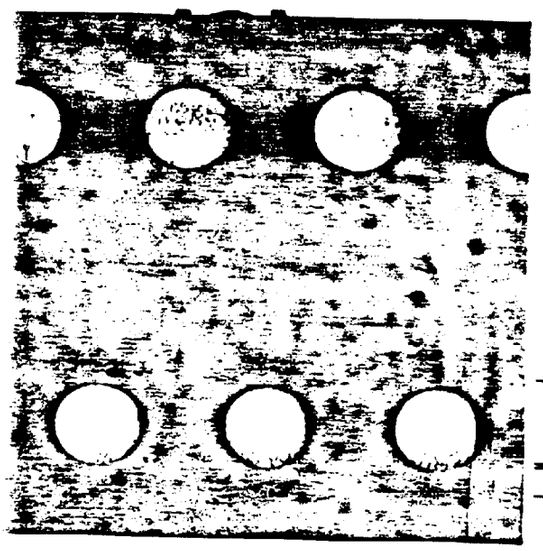
Sarah M. Dawson

**TO**

Donia Craig Dickerson

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



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

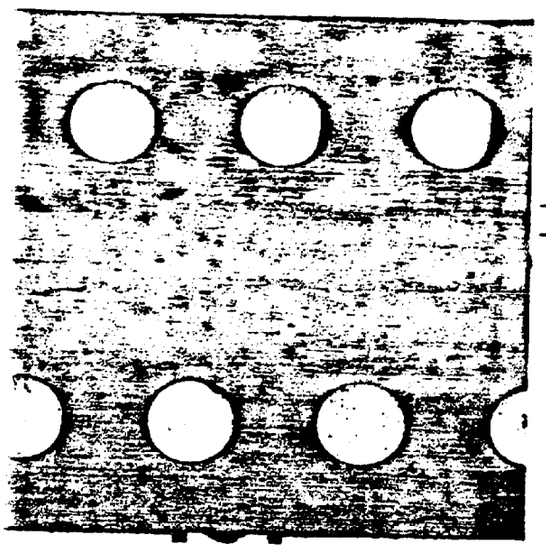
RECEIVED OF _____

FOR _____

BOOK 9712 PG 563

| | | |
|---|---|---|
| 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 112500.00
CON TX 416.25
PRFEE 1.00
WDEED 8.00
TOTAL 425.25
CHECK 425.25

06/26/95 01 15:15 0001 5092

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0073556
IDENTIF. ↑ REFERENCE

95 JUN 26 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 924291