277897
Box 35

THE ROKEBY
UNIT WARRANTY DEED

FROM: Robert L. Chalfant and wife,
Elizabeth Ragland Chalfant

BOOK 9887 PG 440

TO: A. Harrison Johnson, Jr., Trustee

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
49 Music Square West
Suite 600
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		65 CO
		103-16-A 71 CO
A. Harrison Johnson, Jr., Trustee	Same	
care of: (NAME)	(NAME)	
Unit 708, The Rokeby 3901 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

95 DEC 13 PM 1:37
DAVIDSON COUNTY TN

0131675
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $203,211.97

Subscribed and sworn to before me, this the 11th day of December, 1995.

Affiant

My Commission Expires: 1-10-97
(Affix Seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by **A. HARRISON JOHNSON, JR., AS TRUSTEE**, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, **ROBERT L. CHALFANT AND WIFE, ELIZABETH RAGLAND CHALFANT**, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, with full power to sell, assign, transfer, convey, lease, mortgage, encumber or otherwise deal with the property described below , without joinder of the Trustor or Beneficiary under such trust, and his successors in trust, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Units Numbered 708 and 808 of **Rokeby**, a condominium or horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 4829, Page 138, as amended in Book 4893, page 98 and Book 5096, page 409, Register's

Office for DAvidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, and as set forth and shown on a "2nd Revised Plan", of record in Book 5050, page 16, said Register's Office. The said Units are more fully depicted on the Plan of the 7th and 8th floors of Rokeby of record in Book 5060, pages 156 and 157, said Register's Office. Reference is made to said Master Deed, as amended, for a more complete identification and description of said Units.

Being the same property conveyed to the Grantors herein by Deed from The Rokeby Corporation, of record in Book 5437, Page 654, Register's Office for said County.

This conveyance is subject to taxes for the year 1995, which the Grantee's Beneficiary assumed and agreed to pay as part of the consideration for this transaction, easements and restrictive covenants as contained in Master Deed referenced above, as well as maintenance fees and special assessments set forth therein.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Further, this conveyance is subject to:

(1) The terms and conditions of the Horizontal Property Act of Tennessee.

(2) The premises are conveyed subject to the covenants, conditions, restrictions, agreements,terms, rights, interests, easements, options, burdens, assessments, maintenance fees fo the common elements and other undertakings, (which may be vested in others), pursuant to the Master Deed and Bylaws for Rokeby, of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5035, page 193, and Book 5096, page 409, and Book 5459, page 179, said Register's Office; and the premises are conveyed subject to Rules and Regulations of record in Book 4829, page 174, as amended in Book 7399, page 814 and Book 9828, page 213, said Register's Office.

(3) The premises are conveyed subject to all matters shown on the above Plans of record, as well as Plan of record in Book 5050, page 16, as amended in Book 5060, page 106, said Register's Office.

This is improved property known as: Units 708 and 808, The Rokeby, 3901 Harding Road, Nashville , TN 37205

By acceptance of this deed of conveyance, Grantee agrees to abide by the terms and conditions of the Master Deed and all amendments thereto, the By-Laws, rules and regulations of the condominium homeowners' association.

TO HAVE AND TO HOLD the said Units and undivided interests with the appurtenances, estate, title and interest thereto belonging to the said A. Harrison Johnson, Jr., Trustee, with full power to sell, assign, transfer, convey, lease, mortgage, encumber or otherwise deal with the property described below , without joinder of the Trustor or Beneficiary under such trust , his successors and assigns in trust, forever.

And the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said Units and undivided interests in fee simple; have a good right to convey them, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the said Units and undivided interests to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this the 11TH day of December, 1995.

Robert L. Chalfant

Elizabeth Ragland Chalfant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert L. Chalfant and wife, Elizabeth Ragland Chalfant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

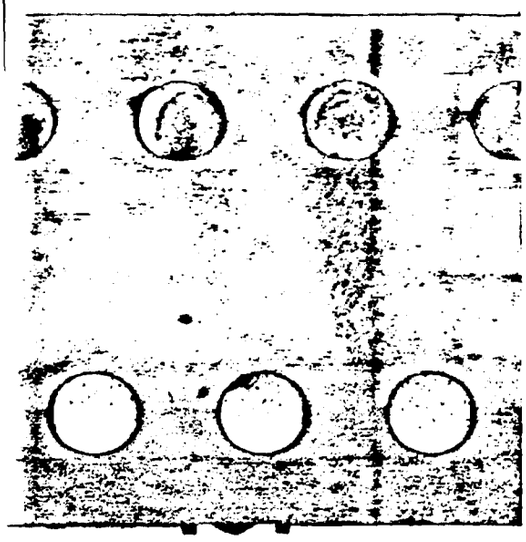
Witness my hand and seal, at office in Nashville, Tennessee, this 11TH day of December, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-97.

7871 12/13 0101 03CHECK 764.88





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 443

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 203211.07
CON TX 751.88
PRFEE 1.00
WDEED 12.00
TOTAL 764.88
CHECK 764.88

12/13/95 01 13:37 0001 7871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131675
IDENTIF. & REFERENCE

95 DEC 13 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 986334