This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10034 PG 42

ADDRESS NEW OWNER:
Jane Ann Smith
4505 Harding Road, Unit #71E
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 116-3
GROUP A
PARCEL 63CO-12CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Claude C. Smith Jr. and wife, Mary Margaret Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jane Ann Smith, hereinafter called the Grantee, her 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, Tennessee, being Unit No. 71E together with the Garage or Parking Space Designated as No. 12 on the Plan of Royal Oaks Tower, Condominium Apartment, of record in Book 4300, page 20; and Book 4460, page 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Claude C. Smith Jr. and wife, Mary Margaret Smith by deed from Mark Bradford and wife, Mary Rose Bradford, as of record in Book 8770, page 312, Register's Office for Davidson County, Tennessee.

This is improved property known as 4505 Harding Road, Unit #71E, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters as shown on the Plans of record in Book 4460, page 189, Register's Office.
3. 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, Register's Office for Davidson County, Tennessee, and the following reservations: "Owners" reserve the right to re-recorded 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.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq., as amended, of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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 undertaking 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.

5. Re-Purchase and Option Agreement under Item 18 of Master Deed establishing Horizontal Property Regime, as of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jane Ann Smith, her heirs and assigns, forever; and we, Claude C. Smith Jr. and wife, Mary Margaret Smith, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10034 PG 43

Witness our hands this the 30th day of April, 1996.

Claude C. Smith Jr.

Claude C. Smith Jr. By: Claudia Smith Tarpy, Attorney-In-Fact

Mary Margaret Smith

Mary Margaret Smith By: Claudia Smith Tapry, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Smith Tapry, 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 on behalf of Claude C. Smith, Jr., as his Attorney-In-Fact, as the free act and deed of the within named Claude C. Smith, Jr.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 10034 PG 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Smith Tapry, 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 on behalf of Mary Margaret Smith as her Attorney-In-Fact, as the free act and deed of the within named Mary Margaret Smith.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 111,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of April, 1996.

NOTARY PUBLIC

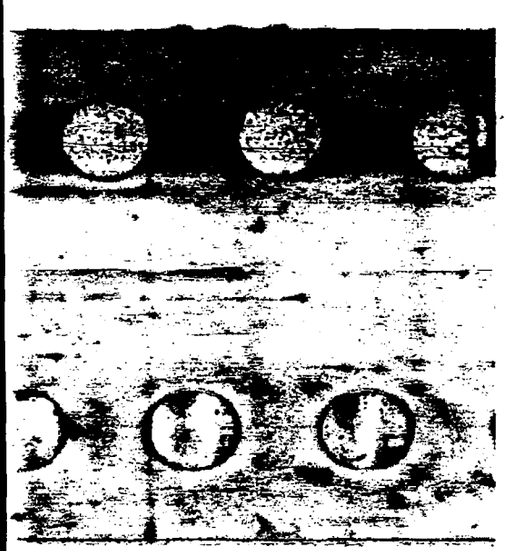
My Commission Expires: Nov 20, 1996

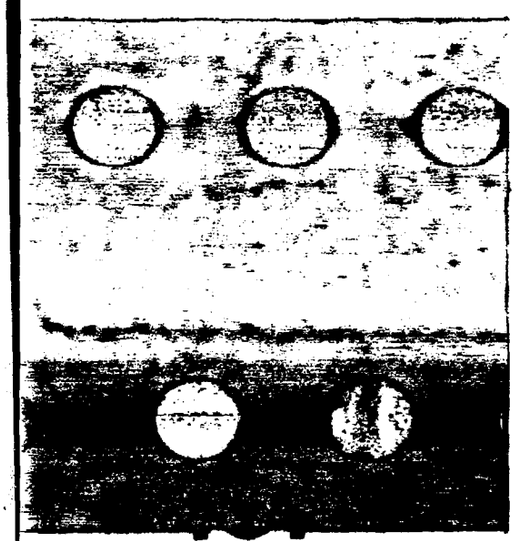
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0177055 IDENTIF. ← REFERENCE

1 PM 1:19 SON CO REGIST. DAVIDSON COUNTY, TN.

495 05/01 0101 03CHECK 423.70





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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 45

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	
				111000.00
			CON TX	410.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	423.70
			CHECK	423.70
05/01/96	01		13:22 0001	6495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177055
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 1:19
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1034532