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

BOOK 10049 PG 401

ADDRESS NEW OWNER:
William T. Hendon III and Rebecca D. Sullivan
4505 Harding Road Unit 151
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 116-3-B
GROUP
PARCEL 151CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ellen H. Martin (formerly known as Ellen H. Sloan) and husband, Charles N. Martin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William T. Hendon III and Rebecca D. Sullivan, unmarried persons, as tenants in common with a right of survivorship 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, Tennessee, being Unit No. 151 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in the common elements of 4505 Harding Road Homeowner's Association as described in Book 5282, page 972, said Register's Office. Said Unit is also known as Apartment No. 151.
>
> Being the same property conveyed to Ellen H. Sloan, by deed from Gertrude P. Deese, as of record in Book 6132, page 424, Register's Office for Davidson County, Tennessee. Ellen H. Sloan having since married and now being known as Ellen H. Martin.

This is improved property known as 4505 Harding Road Unit 151, 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 the 1996 taxes and subsequent years taxes thereafter.
2. Easements retained in Deed of record in Book 5144, page 244, said Register's Office, for driveway, parking, landscaping and constructing and maintaining a pipeline.
3. Easements and reservations contained in the deed from Royal Oaks Associates, Inc., to Alfred Shepard, Trustee, of record in Book 4744, page 370, said Register's Office, as modified by an agreement of record in Book 4978, page 524, said Register's Office.

4. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc., of record in Book 3165, page 607, said Register's Office.
5. Sanitary sewer and/or storm drainage easement of record in Book 3347, page 188, in said Register's Office.
6. Sanitary sewer and/or storm drainage easement of record in Book 4835, page 964, in said Register's Office.
7. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway" conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, said Register's Office.
8. The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., 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 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 Royal Oaks Condominiums, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, and the By-Laws of Royal Oaks, recorded in Book 5282, page 992, said Register's Office.
9. All matters shown on the Plan of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.
10. Rights of others in and to the common areas/elements.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William T. Hendon III and Rebecca D. Sullivan, unmarried persons, their heirs and assigns, forever; and we, Ellen H. Martin and husband, Charles N. Martin, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of May, 1996.

Ellen H. Martin

Charles N. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10049 PG 403

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ellen H. Martin 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY TENN

NOTARY PUBLIC

My Commission Expires: 11/20/96

1378 05/14 01:01 03CHECK 453.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles N. Martin the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: July 17, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 119,000.00.

AFFIANT

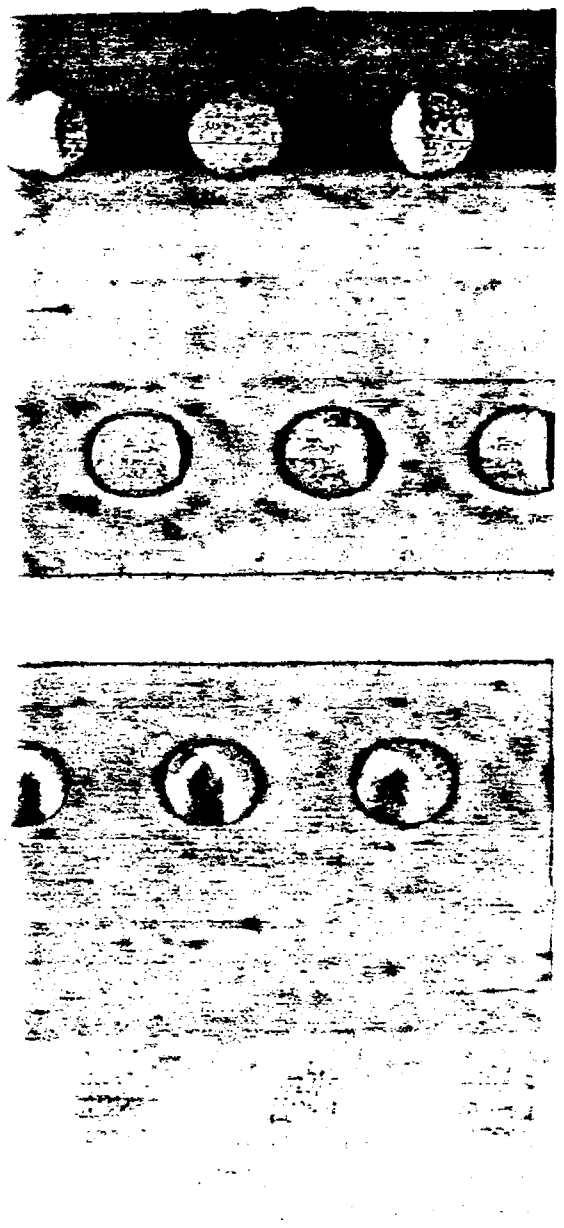
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY TENN

Subscribed and sworn to before me
this 10th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

0181513
IDENTIF. & REFERENCE
96 MAY 14 AM 11:23



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10049 PG 404

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	
			119000.00	
			CON TX 440.30	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 453.30	
			CHECK 453.30	
05/14/96	01		11:26 0001 1378	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181513
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 11:24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039354