Box 50-B

BOOK 10451 PG 264

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Anne W. Robertson and Helen C. Robertson 4505 Harding Road, #43W Nashville, TN 37205	116-3A-50	Same First Union Mtg. 1100 Corporate Center Dr. Raleigh, NC 27607-5066
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JIVB) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Martha W. Pitts (the "Grantor"), acting by and through her Attorney-in-Fact, Greenfield Wade Pitts, pursuant to Durable Power of Attorney dated April 1, 1996, and of record in Book 10005, page 854, Register's Office for Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey to Anne W. Robertson and Helen C. Robertson, as joint tenants and not as tenants in common, with the right of survivorship (the "Grantees"), their heirs and assigns, the following described property in Davidson County, State of Tennessee (the "Property"), to wit:

> 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 premises being more particularly described as follows:
>
> Unit Labeled 43W of said project as shown on the Plan recorded in Book 4460, page 189, said Register's Office, and an undivided 3.00227% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Greenfield Pitts and wife, Martha W. Pitts, by deed from Corinne B. Wenning, unmarried, of record in Book 8575, page 619, said Register's Office, Greenfield Pitts having subsequently died on September 25, 1992, the Property having thus become vested in the Grantor, Martha W. Pitts, as surviving tenant by the entireties.

97 MAY 12 PM 1:13
RECEIVED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN.
RICHARD R. ROBERTSON, REGISTER

0303936
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 9th day of May, 1997.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-23-2000

0415098.01
078145-000 05/02/97

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. State and Metropolitan taxes for the year 1997 which have been prorated and the payment of which has been assumed by the Grantees.

2. Matters shown on the Plan of record in Book 4460, page 189, said Register's Office.

3. The Property is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and to the By-Laws for the administration thereof; also is subject to 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 undertakings contained in the Master Deed establishing the Horizontal Property Regime of Royal Oaks Tower, of record in Book 4710, page 901, as amended of record in Book 4798, page 813, said Register's Office, and the By-Laws appended thereto identified as Exhibit "A" to said Master Deed.

4. Royal Oaks Tower is located upon a parcel of land formerly known as Lot No. 3 on the Plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for Davidson County, Tennessee. Said plan shows two easements for driveways, a 10 foot Sanitary Sewer and/or Storm Sewer Easement granted by an instrument of record in Book 3958, page 152-154, said Register's Office, and the following reservation: "Owner's reserve the right to re-record this plat and place a 15 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."

5. Rights of others in and to the common elements.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 152, said Register's Office.

This is improved property, known as Unit No. 43W, Royal Oaks Tower, 4505 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of May, 1997.

Martha W. Pitts

By: _____
Greenfield Wade Pitts, Attorney-in-Fact

STATE OF GEORGIA

COUNTY OF DeKalb

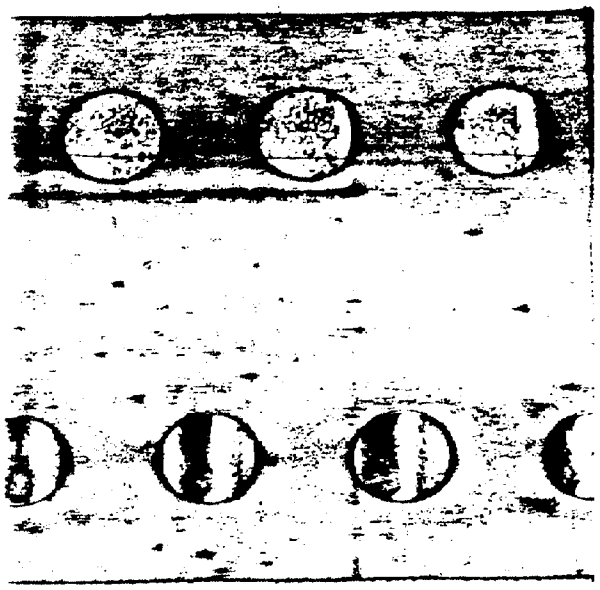
Personally appeared before me, Greenfield Pitts, Notary Public, Greenfield Wade Pitts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha W. Pitts and who acknowledged that he executed the same as the free act and deed of Martha W. Pitts.

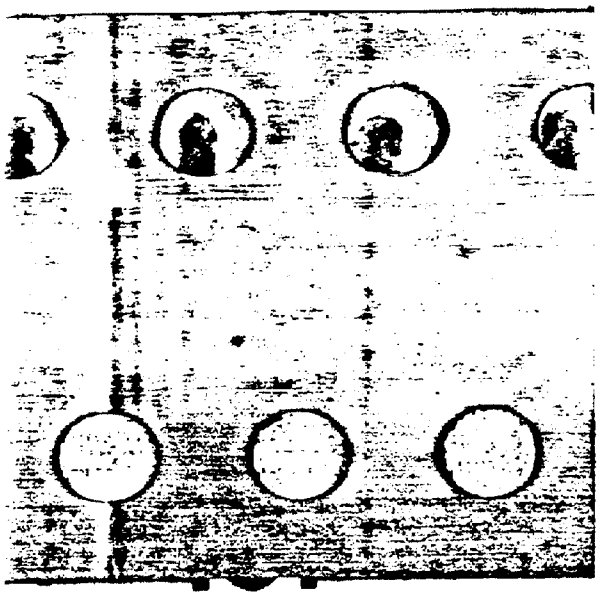
WITNESS my hand, at office, this 7th day of May, 1997.

_____
Notary Public

My Commission Expires: Notary Public, Georgia, State at Large
My commission expires December 2, 2000

9972 05/12 0101 03CHECK 494.00





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

RECEIVED OF _____

FOR _____

BOOK 10451 PG 267

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	
			130000.00	
			CON TX 481.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 494.00	
05/12/97	01	13:12 0001 9972	CHECK 494.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303936
IDENTIF. ↑ REFERENCE

97 MAY 12 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150015