PAGE 10686 PG 457

Box 35

WARRANTY DEED

File No: 00284468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Edgar Derryberry, III, Owner		Map 116-03-A
[NAME]	[NAME]	
4505 Harding Rd. 42E		Parcel 45CO
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Mary E. Doty Shreeve, married

have this day bargained and sold, and do hereby transfer and convey unto the said Marshall Edgar Derryberry, III

the Grantees herein, their (successors), heirs and assigns, certain real estate in t County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2465 11/17 0101 03CHECK 475.50

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 14TH day of NOVEMBER, 19 97

Affiant

Notary Public Linda V. Jones

My Commission Expires: My Commission Expires SEPT. 8, 2001 [Affix Seal]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

unimproved ( )
This is improved (X) property known as 4505 Harding Road, 42E, Nashville, TN 37205
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 14TH day of NOVEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary E. Doty Shreeve
Mary E. Doty Shreeve

George D. Shreeve joins in this Deed to convey his marital interest, if any

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Mary E. Doty Shreeve, married and husband, George D. Shreeve

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 14TH day of NOVEMBER, 19 97.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being 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,and said premises being more particularly described as follows:

Unit labeled 42E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.22476% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Mary E. Doty by Warranty Deed from Margaret H. Cowan, unmarried, of record in Book 9261, page 224, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Subject to all matters shown on the Plan of record in Book 4460, page 189, and in Book 4300, page 201, Register's Office for Davidson County, Tennessee.

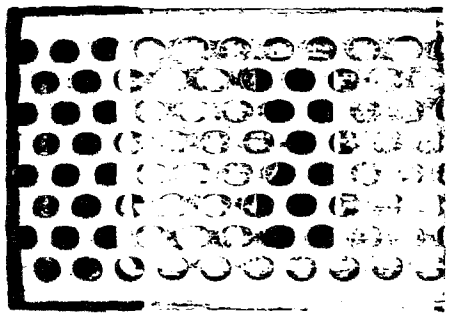
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and 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 a Horizontal Property Regime of Royal Oaks Towers Condominium, of record in Book 4710, page 901, and the By-Laws appended thereto, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee.

3. Easement for drive reserved in Deed of record in Book 4668, page 986, Register's Office for said County.

4. Subject to rights of others in and to the common areas/elements.

0370544
IDENTIF. & REFERENCE

97 NOV 17 PM 3:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

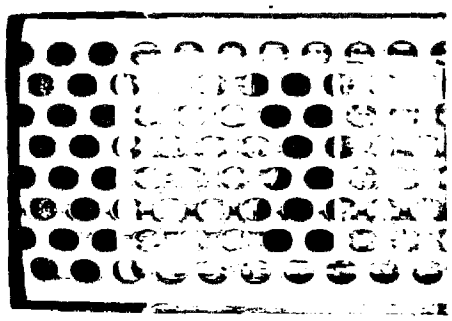
BOOK 10686 PG 460

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
			CART	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	475.50
			CHECK	475.50

11/17/97 01 15:10 0001 2465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370544

IDENTIF. & REFERENCE

97 NOV 17 PM 3:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1221621