**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

**Affiant**

Subscribed and sworn to before me, this 14th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Madlynn A. Stevenson
4505 Harding Road, #41E
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-03-A-044.00
7DA 70043

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. BARTON AND WIFE, CAROLYN M. BARTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MADLYNN A. STEVENSON,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 41E in a Horizontal Property Regime of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Barton and wife, Carolyn M. Barton by deed from James H. Cheek, III and wife, Sigourney W. Cheek, of record in Book 9152, page 557, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 4710, page 910, amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto.

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

4. Reservation for easement for driveway and restrictions as to use of said easement and a driveway easement on adjoining property granted to Charles F. Alexander, Trustee, of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

5. The premises are a part 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 said County. Said plat shows to easements for driveways, a 10 foot sanitary sewer and/or storm sewer easement granted by instrument of record in Book 3958, pages 152-154, said Register's Office, and the following reservation: "Owner's reserve the right to re-record this plat and place a 25 foot easement for ingress and egress to Lot No. 5 between Lot Nos. 3 and 5 to be located within 100 feet from Woodmont Blvd."

6. Any rights and benefits to the premises of a permanent easement of ingress and egress to Harding Road as affected by a deed of trust executed by Royal Oaks Limited, a Texas Limited Partnership to Dwight Webb, Jr., Trustee, of record in Book 4410, page 595, Register's Office for said County, to secure a note dated April 14, 1970, for the principal amount of $1,650,000.00, payable to Massachusetts Mutual Life Insurance Company.

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

This is improved property known as 4505 Harding Road, #41E, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 14th of August, 1998.

John W. Barton

Carolyn M. Barton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. BARTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 14th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN M. BARTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 14th day of August, 1998.

Notary Public

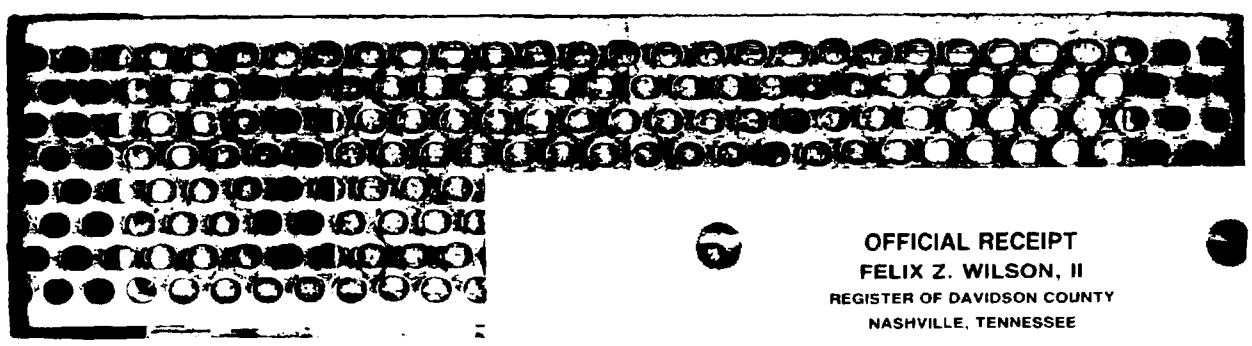
My Commission Expires: 11/27/99

04 75276 ...FEE...CE

98 AUG 14 PM 3:46

...58 AUG 14 0101 03CHECK 377.60

C096981.01



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

RECEIVED OF _____

FOR _____

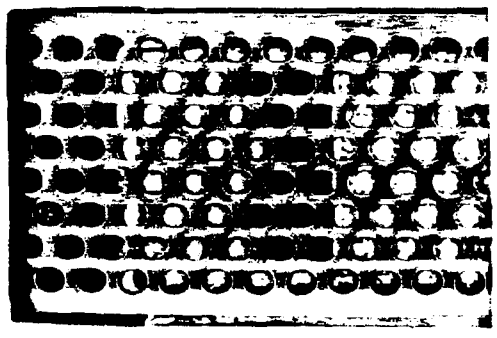
BOOK 11067 PAGE 34

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 96000.00 |
| | | | CON TX | 362.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 377.60 |
| | | | CHECK | 377.60 |
| | | 08/14/93 | 01 | 15:46 0001 7338 |



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0475276

93 AUG 14 PM 3:46

**No.** 1332881