File Box 21-A

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Rebecca H. Vanneck Unit No. 63-E Royal Oaks Tower 4505 Harding Road Nashville, Tennessee 37205	Same	#116-3-A-59

Instr:200001250008270 Page: 1 OF 2
REC'D FOR REC 01/25/2000 2:11:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RAY W. HARVEY, JR., and wife, MARY M. HARVEY (the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said REBECCA H. VANNECK (the "Grantee"), her heirs, successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 63-E on the plan of Royal Oaks Tower, according to the Master Deed of record in Book 4710, page 901, as amended by Book 4798, page 813, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 189, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. This conveyance includes the Grantor's rights appurtenant to Unit No. 63-E in all common elements of said project as described in said Declaration.

BEING the same property conveyed to Ray W. Harvey, Jr., and wife Mary M. Harvey, by deed of record in Book 8435, page 762, 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 Grantee, her heirs, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Reservation of Driveway Easement as set forth in Book 4668, page 986, said Register's Office.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated, and as set forth in the Master Deed recorded in Book 4710, page 901 through 937, as amended by Book 4798, page 813.

4. All matters shown on Plat recorded in Book 4460, page 189, said Register's Office.

This property is sold "**as is**," without warranty as to the condition of the premises or any appliances, fixtures, equipment or other improvements. By acceptance of this deed, Grantee acknowledges Grantee's acceptance of the premises "**as is**."

And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 24TH day of JANUARY, 2000.

RAY W. HARVEY, JR.

MARY M. HARVEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY M. HARVEY, JR., and MARY M. HARVEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 24 day of JANUARY, 2000.

NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $125,000.00.

Affiant

Subscribed and sworn before me this 24th day of JANUARY, 2000.

NOTARY PUBLIC

My Commission Expires: 3/23/02

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