This instrument prepared by:
Brenda Lehman
Attorney at Law
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-583984**

Davidson County DEEDWARR
Recvd: 10/19/04 14:19 3pgs
Fees:18.00 Taxes:566.10
20041019-0125685

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventh day of October, 2004**, by and between **Billie Frank Dickinson, an unmarried woman**, parties of the first part, and **Sandra Lee Ruccio, an unmarried person**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 41W and Parking Space 8, ROYAL OAKS TOWER Condominium Apartments, as established under Master Deed of record in Book 4710, Page 901 and amended in Book 4798, Page 813, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to Billie Frank Dickinson by deed of record in Instrument No. 20010717-0075626, Register's Office for Davidson County, Tennessee. (As to Unit 41W)
And
Being part of the same property conveyed to Joseph T. Dickinson and wife, Billie Frank Dickinson by deed of record in Book 6046, Page 143, Register's Office for Davidson County, Tennessee. (As to Parking Space #8) Joseph T. Dickinson having since dead leaving his estate to his wife, Billie Frank Dickinson.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **116-03-0-A 048.00 CO and 116-03-0-A 008.00 CO**

X Improved OR
Unimproved property located at: **4505 Harding Pike, #41W, & Parking Space #8, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Billie Frank Dickinson by Drane D. Lyttle, her Attorney in Fact

Billie Frank Dickinson by Drane D. Lyttle, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Drane D. Lyttle, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for Billie Frank Dickinson, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Billie Frank Dickinson, the within named bargainor(s) by the said Billie Frank Dickinson, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 7th day of October, 2004.

Joyce Jordan
Notary Public

My Commission Expires: 9-23-04



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Owner's Name: **Sandra Lee Ruccio**

and Address: **4505 Harding Pike, #41W**
Nashville, TN 37205

Mail Tax Bill to Same.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**153,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra L. Ruccio
Affiant

Subscribed and sworn to before me this **Seventh day of October, 2004.**

Joyce Gordon
Notary Public

My Commission Expires: 9-23-04