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20060222-0020689

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Jason W. Owen	New Owner	Map 116-31
919 Russell St.		Parcel 69.00 CO
Nashville TN 37206		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert L. Jones, unmarried,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jason W. Owen,** (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment unit located within the Royal Oaks Tower, a horizontal property regime in Nashville, Tennessee, as follows:

Being Apartment No. 81W on the Plan of Royal Oaks Tower condominium apartments, as of record in Book 4460, page 189, to which plan reference is here made for a more complete description and portrayal of said Apartment No. 81W.

Together with an undivided 2.45354% interest in all common elements, both general and limited, including easements for ingress and egress, in anywise appertaining to said Apartment No. 81W.

Being the same property conveyed to Robert L. Jones and wife, Dorothy H. Jones, by warranty deed from William O. Tankard, unmarried, recorded on the 18th day of April, 1975 in Deed Book 4905, page 567, in the Register's Office of Davidson County, Tennessee. The said Dorothy H. Jones has since died, and upon her death, title was vested in Robert L. Jones as the sole surviving tenant by the entirety.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 116-3A-69.00 CO., not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 189, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Terms and provisions of By-Laws of The Association of Owners of Royal Oaks Towers recorded in Book 4710, Page 915.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS TOWER Condominium of record in Book 4710, Page 901, as amended by instrument(s) of record in Book 4798, Page 813; also 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 building thereon.

5. Matters on the Plan of Royal Oaks recorded in Book 4300, Page 201.

This is improved property commonly known as 4505 Harding Road, Unit 81W , Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

JOHN GLEAVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 17th day of February, 2006.

Notary Public

My Commission Expires: 7/29/06

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17TH day of February, 2006.

ROBERT L. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Jones, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17TH day of February, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires:_____