WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 11:34 2 pgs
Fees:13.00 Taxes:1143.30

G-VRE-06-04505 20060222-0020690

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
J. W. Chenault Sanders	Suntrust Mortgage, Inc.	
919 Russell Street	(NAME) 201 4th Avenue North/ 7th Floor	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	116-3A-69CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON W. OWENS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. W. CHENAULT SANDERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, 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.

AND TOGETHER WITH, BUT SUBJECT TO, ALL RIGHTS, COVENANTS, RESTRICTIONS, EASEMENTS, OPTIONS, BURDENS, ASSESSMENTS, PROVISIONS AND CONDITIONS ESTABLISHED BY AND CONTAINED IN (1) THE PLAN OF ROYAL OAKS, OF RECORD IN BOOK 4300, PAGE 201, (2) THE AFORESAID PLAN OF ROYAL OAKS TOWER CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 4460, PAGE 189, (3) THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME KNOWN AS "THE ROYAL OAKS TOWERS", OF RECORD IN BOOK 4710, PAGE 901, AS AMENDED IN BOOK 4798, PAGE 813, (4) THE BYLAWS OF THE ASSOCIATION OF OWNERS OF ROYAL OAKS TOWERS, OF RECORD IN BOOK 4710, PAGE 915, AND (5) THE PROVISIONS OF THE "HORIZONTAL PROPERTY ACT", TENNESSEE CODE ANNOTATED, SEC. 64-2701, ET SEQ.; ALL OF WHICH THE SAID GRANTEES AGREE TO OBSERVE, PERFORM AND TO BE BOUND BY.

BEING THE SAME PRPERTY CONVEYED TO JASON W. OWENS BY WARRANTY DEED FILED FOR RECORD ON 02-22-2006 AS INSTRUMENT NUMBER 20060222-0020689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
ALSO, 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.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 4300, page 201; Book 4460, page 189; Book 4728, page 756; Book 4710, page 915; Book 4710, page 901; and Book 4798, page 813, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 4505 Harding Pike #81 W, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 17th day of February, 2006.

Jason W. Owens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason W. Owens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903