JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CTX-06-2E

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Greene	New Owner (NAME)	
4505 Harding Pike #2E		116-3A-21.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 MARY FORT OLIVER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY GREENE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2E TOGETHER WITH PARKING SPACE NO. 1 AND STORAGE BUILDING NO. G-4, ON THE PLAN OF ROYAL OAKS TOWER CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 4460, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE ROYAL OAKS TOWERS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4710, PAGE 901, SAID REGISTER'S OFFICE, SAID UNIT BEING LOCATED UPON LOT NO. 3 ON THE PLAN OF ROYAL OAKS OF RECORD IN PLAT BOOK 4300, PAGE 201.

BEING THE SAME PROPERTY CONVEYED TO MARY FORT OLIVER, UNMARRIED BY WARRANTY DEED FROM MARY TERECITA WADE MARTIN, UNMARRIED, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JOSEPH O'B. MARTIN, RECORDED ON THE 14TH DAY OF AUGUST, 1991 IN DEED BOOK 8420, PAGE 270, 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 including those recorded in Plat Book 4460, Page(s) 189 corrected in Book 4728, Page 756, and Plat Book 4300, Page 201, Master Deed of record in Book 4710, Page 901 , as amended by instrument(s) of record in Book 4798, Page 813, By-Laws of record in Book 4710, Page 915, and easements of record in Book 4300, Page 201, Book 4710, Page 901, Book 4727, Page 804, corrected in Book 4733, Page 373 and Book 3958, Page 152.

unimproved ( )

This is improved (X) property, known as 4505 Harding Pike #2E, 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.

Davidson County DEEDWARR
Recvd: 12/07/06 10:39 2 pgs
Fees:13.00 Taxes:740.00

20061207-0151384

Witness my/our hand(s) this 28th day of November, 2006.

Mary Fort Oliver aka Mary Fort Jones by Jane Oliver Pitt aka Jane Fort Oliver
Mary Fort Oliver a/k/a Mary Fort Jones by Jane Oliver Pitt a/k/a Jane Fort Oliver, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26 day of November 2006, before me personally appeared ~~Mary Fort Oliver Jane Oliver~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Fort Oliver a/k/a Mary Fort Jones, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20061207-0151383 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 28 day of November, 2006.

NOTARY PUBLIC

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

Jane Oliver Pitt a/k/a Jane Fort Oliver

My Commission Expires:
11/22/2008

My Commission Expires: 11/22/2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903