Mail Tax Bills To:

Mr. W.A. Wade
688 Timberlane
Nashville, Tenn

This document prepared by
HOOKER, HOOKER & WILLIS
By John L. Chambers
214 Union Street, Nashville,
Davidson County, Tennessee
Date: 29 January 1968

Map 117-2C
Par. 45-45A

BOOK 4207 PAGE 906

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 29th day of January, 1968, by and between WOODLAWN MANOR, INC., a Corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and WILLIAM ARTHUR WADE and wife, MARY LOU DAVIS WADE, party of the second part,

WITNESSETH:

That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to wit:

A part of Woodlawn Manor, Inc., tract as shown per plat made Exhibit One hereto of record in Plat Book 3700, at pages 111 and 112, of the Register's Office of Davidson County, Tennessee; the party hereby conveyed being:

Unit No. 45 on the said section plat together with the carport designated number 45A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee;

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and teneral common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments;

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said parties of the second part, their heirs, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, and undertakings contained in the aforesaid Master Deed, and any amendments thereof; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the said property and building thereon, or to serve some or all of the units therein; and (3) real estate taxes for the current year which shall be paid by first party; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

WOODLAWN MANOR, INC.

By George E. Cipple
President

ATTEST:

George Wilson
Assistant Secretary

STATE OF TENNESSEE]
:
COUNTY OF DAVIDSON]

BOOK 4207 PAGE 908

Before me, Susan M. Comstock, a Notary Public within and for the State and County aforesaid, personally appeared GEORGE E. COPPLE and GEORGE A. SLOAN, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the President and Assistant Secretary respectively of the Woodlawn Manor, Inc., the within named bargainor, a corporation, and that they, as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said GEORGE E. COPPLE as such President and attesting the same by the said GEORGE A. SLOAN, as such Assistant Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this 29th day of January, 1968.

Susan M. Comstock
NOTARY PUBLIC

My commission expires:
31 October 1971

STATE OF TENNESSEE]
:
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $34,000.00**********.

William Arthur Wady
Affiant

Sworn to and subscribed before me this 29TH day of January, 1968.

C. Richard Fitts
NOTARY PUBLIC

My commission expires:
My Commission Expires FEB. 16, 1971

STATE TAX $ 88.40
PROBATE .50
TOTAL $ 88.90

JAN 29 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

JAN 29 2 25 PM '68
RECORDING FEE $ 4.50
DEP. REG. ----
NOTED ---- PAGE 187

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

040577