Prepared By:
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214 Union Street
Nashville, Tenn. 37201

Mail Tax Bills To:
New Owners --
B. J. Meyer, et ux.
600 Timberlane
Nashville Tenn

MRF cc
FIR cc

CONDOMINIUM UNIT DEED

BOOK 4328 PAGE 658

THIS INDENTURE, made and entered into this 25th day of April, 1969, by and between MRS. MAXINE DEAN, a married woman, Party of the First Part, and B. J. MEYER and wife, BILLEE JOY MEYER, Parties 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, Davidson County, Tennessee, to-wit:

Being part of Woodlawn Manor, Inc., Plan of Regency Park, as of record in Book 3700, pages 111 and 112, Register's Office for said County.

Unit No. 1 on said section plat, together with the carport designated No. 1A, 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 of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Noah B. Moates and wife, Maxine S. Moates, by deed from Woodlawn Manor, Inc., of record in Book 4020, page 850, Register's Office for Davidson County, Tennessee. The said Noah B. Moates having since died, and the said Maxine S. Moates having since remarried, now being Maxine S. Dean.

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 general 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 Purchasers do assume and agree to observe and perform, including but not limited to the payment of assessments.

APR25	CONV	60,000.00			
APR25	STAX		A*	156.00	
APR25	TRFEE		A*	.50	
APR25	WDEED		A*	4.50	* 161.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the 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 she is lawfully seized in fee of the aforedescribed real estate; that she 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 now 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 Second Parties; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Sixty Thousand and No/100 Dollars ($60,000.00), of which Thirty-Three Thousand Three Hundred Fifty-Two and 09/100 Dollars ($33,352.09) has been paid in cash by the Parties of the Second Part, the receipt of which is hereby acknowledged, and for the remainder, Parties of the Second Part assume the principal balance of Twenty-Six Thousand Six Hundred Forty-Seven and 91/100 Dollars ($26,647.91) of that certain mortgage payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee, secured by a deed of trust of record in Book 4020, page 858, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Party of the First Part has caused this instrument to be executed by placing her signature hereto on the day and year first above written.

Mrs. Maxine Dean
MRS. MAXINE DEAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, [signature], a Notary Public in and for the abovenamed county and state, MRS. MAXINE DEAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 25th day of April, 1969.

[signature]
NOTARY PUBLIC

My commission expires:
10 Aug 1969

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand Dollars ($60,000.00).

[signature]
AFFIANT

Sworn to and subscribed before me this 25th day of April, 1969.

[signature]
NOTARY PUBLIC

My commission expires:
10 Aug 1969

FELIX Z. WISCH REGISTER DAVIDSON COUNTY, TENN.
APR 25 4 34 PM '69
IDENTIF. REFERENCE
138606