This instrument prepared by: John W. Kelley, Attorney, 900 Nashville Trust Bldg., Nashville, Tennessee 37201

SEP 15 ~~CONV~~	~~Condominium Unit~~			
SEP 15 S'TAX		A*	111.80	
SEP 15 PR'FEE		A*	.50	
SEP 15	~~WDEED~~ WARRANTY DEED	A*	3.00	* 115.30

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mrs. Lucille Clement	Mrs. Lucille Clement	Map 117-2C
672 Timber Lane	672 Timber Lane	Par. 37-37A
Nashville, Tennessee 37215	Nashville, Tenn. 37215	PW

For and in Consideration of the sum of Ten ($10.00) DOLLARS, cash in hand paid by Mrs. Lucille Clement, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Elizabeth English have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Lucille Clement, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being a part of the Plan of Regency Park Condominium tract as show per plat of record in Plant Book 3700, Pages 111 and 112, Register's Office; the part hereby described being:
>
> UNIT NO. 37 on said plat, together with the carport designated No. 37-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Regency Park Condominium.
>
> Being the same property conveyed to Mrs. Elizabeth C. English, by deed from Woodlawn Manor, Inc., of record in Book 4171, page 163 Register's Office, 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 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 Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.
>
> And subject to any easements, rights and interest 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4[illegible]. [illegible]

Sworn and subscribed before me [illegible], this 11 day of Sept, 1970.

[illegible]
NOTARY PUBLIC

My commission expires: April 26, 1971

WARRANTY DEED

the establishment and maintenance of a condominium, and particularly Section 64-2701, et seq., of the Tennessee Code Annotated; and, subject to any liability arising from suit pending in Chancery Court, Rule No. 91017, styled Emma Beard Woods vs. Woodlawn Manor, Inc., et al.

This is improved property; known as 672 Timber Lane, Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Lucille Clement, her heirs and assigns, forever.

And we do covenant with the said Mrs. Lucille Clement, 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 except as shown herein, and except for taxes for 1970 which constitute a lien, but are not yet due and payable, are being prorated between the parties as of the date of this deed.

And, I, Elizabeth English, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Lucille Clement, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 11 day of September, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A 90043

FEE $ 3.30 PM '70 SEP 15 REFERENCE IDENTIFICATION FELIX J. SUMNER REGISTER DAVIDSON COUNTY, TENN.

Mrs. Elizabeth C. English
MRS. ELIZABETH ENGLISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles H. Warford, a Notary Public in and for said County and State, the within named Mrs. Elizabeth English, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of Sept, 1970.

Charles H. Warford
NOTARY PUBLIC

My commission expires: Apr. 26, 1971.