This instrument was prepared by:
Miller Kimbrough
404 James Robertson Parkway
Nashville, Tennessee 37219

BOOK 4518 PAGE 651

CONDOMINIUM UNIT DEED

THIS INDENTURE, Made and entered into this 1st Day of July, 1971, by and between G. T. Scott, U. Grant Browning and Miller Kimbrough, Jr., a partnership, doing business as K. B. S. Company, Party of the First Part, and Albert J. Cavert and wife, Virginia H. Cavert

Party of the second part,

W I T N E S S E T H:

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 party 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 Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 16, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit B- 20 on said plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-Laws the unto attached and exhibited, recorded in Book 4486, pages 553-566 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 same Master Deed, Surveyor Plans and Administrative By-Laws, including limitation such units undivided precentage interest in the land and teneral common elements;

Suoject, 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.

Being a part of the same property conveyed to G. T. Scott, U. Grant Browning, and Miller Kimbrough, Jr., by deed from W. L. Bainbridge Company, of record in Book 4295, page 758, said Register's Office.

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 party 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 party 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 limitations all conditions, covenants, restrictions, options, burdens, and undertakings contained in Master Deed of record in Book 4486, page 547-552, Register's Office for Davidson County, Tennessee, (2) by-laws of Elmington Condominium of record in Book 4486, pages 553-566, Register's Office for Davidson County, Tennessee, (3) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements for or hereafter established over, through, or upon the said property and building thereon, or to serve some or all of the units therein; and (4) 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 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on this the 1st Day of July, 19 71.

G. T. Scott

By: _____
Attorney-in-fact

U. Grant Browning

By: _____
Attorney-in-fact

Miller G. Kimbrough, Jr.

_____

BOOK 4518 PAGE 653

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 1st day of July 1971, before me personally appeared MILLER G. KIMBROUGH, JR., to me known to be the person who executed the foregoing instrument in behalf of G. T. SCOTT and U. GRANT BROWNING and acknowledged that he executed same as the free act and deed of the said G. T. SCOTT and U. GRANT BROWNING.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1971.

B 2228 5

IDENTIF. REFERENCE
JUL 9 3 04 PM '71
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My Commission Expires:

MAY 8, 1973

Co 45,000.00
ST 112.00
PT .50
WD 6.00
123.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miller Kimbrough, Jr. the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 1971.

Commission expires: MAY 8, 1973. Notary Public

SEND TAX BILLS TO:
Albert J. Cavert
(NAME)
348 B-20 Elmington Avenue
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (STATE) (ZIP)

MAP-PARCEL NUMBERS
7DA 01832

ADDRESS NEW OWNER (S) AS FOLLOWS:
Albert J. Cavert
(NAME)
348 B-20 Elmington Ave.
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (STATE) (P. O. ZIP)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1971.

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973
(AFFIX SEAL)