08425-2

104-10C
15
PW

CONDOMINIUM UNIT DEED

BOOK 4712 PAGE 939

THIS INDENTURE, Made and entered into this 21st Day of March, 1973, by and between Miller Kimbrough, Jr. and wife, Carolyn L. Kimbrough, Party of the First Part, and Mrs. Jean N. Beasley

Party of the second part,

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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 Revised Plan of record in Plat Book 4300, Page 200, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit F-15 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.

WHEREAS, Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, Register's Office for 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 limitations such units undivided precentage 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 Surveyors 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. The said G. T. Scott and U. Grant Browning having conveyed their interest in said property to the said Miller Kimbrough, Jr., in Book 4609, Page 954, Register's Office for said County.

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, her 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 uncumbered, 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 21st Day of March, 19 73.

Miller Kimbrough, Jr.

Carolyn L. Kimbrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4712 PAGE 941

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miller Kimbrough, Jr. and wife Carolyn L. Kimbrough, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th, day of May 1973.

Tom Blascock
Notary Public

My commission expires: MAY 2, 1977.

Send Tax Bills to:
Mrs. Jean N. Beasley
338 Elmington Avenue
Nashville, Tennessee

Parcel No.
7DA-01827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transaction is $ 39,900.00.

Jean N. Beasley
Affiant

Subscribed and sworn before me, this the 18 day of May, 1973.

Notary Public

My commission expires: _____.

This instrument was prepared by:
Miller [illegible]
404 [illegible]
Nashville, [illegible]

C 0 9 0 8 0

IDENTIF. REFERENCE

MAY 31 3 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY31	CONV	39,900.00			
MAY31	STAX		A*	103.74	
MAY31	PRFEE		A*	.50	
MAY31	WDEED		A*	6.00	* 110.24