mail

This instrument prepared by:
Willis, Knight & Barr
700 Union Street
Nashville, Tennessee 37219

BOOK 4789 PAGE 139

143-3C
6-6A
PW

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 12th day of February, 1974, by and between Neil McDade and wife Ruth Cline McDade, parties of the first part, and Pen-Shing Pen and Shan-nan F. Pen, parties of the second part,

WITNESSETH:

That for the consideration hereinafter expressed the said parties of the first part ~~has~~/have bargained and sold and ~~does~~/do 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 Harpeth Glen Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4460, page 42, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. A-6 on the said section plat together with the carport designated number A-6, a family unit type No. 1, as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, as amended in Book 4630, page 504, of the Register's Office of Davidson County, Tennessee, and in Book 4675, page 64, 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, Plan 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 Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Parties of the Second Part _____ (~~does~~/do) assume and agree to observe and perform, including, but not limited to the payment of assessments;

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6904 HIGHLAND PARK DRIVE
Nashville, Tenn.

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 part ies of the second part, _____(their, ~~xhxsxxxxxhxxx~~) heirs, and assigns in fee simple forever.

And the said part ies of the first part ~~xxxx~~/do hereby covenant with the said part ies of the second part that _____ (they, ~~xhexxxxxshxx~~) ~~xixx~~/are lawfully seized in fee of the aforedescribed real estate; that _____(they, ~~xhexxxxxshx~~) ~~xhxx~~/have 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; (3) deed of trust executed by the part ies of the first part in favor of Vaden L. Lackey, Trustee, of record in Book 4632, page 416, Register's Office for Davidson County, Tennessee, the payment of which is hereby assumed by part ies of the second part; and (4) real estate taxes for the current year which have been pro rated and assumed by part ies of the second part; and that the title and quiet possession thereto (they, ~~xhexxxxxshx~~) _____ will warrant and forever defend against the lawful claims of all persons.

Part ies of the second part agree/~~xxxxxx~~ that, with no further consent from part ies of the second part, said Master Deed may be amended pursuant to Paragraph Twenty-second thereof to add certain tracts of land to said Condominium as a part of said same Condominium. Any purchaser of condominium units constructed on tracts of land added to said condominium pursuant to the amendment of said Master Deed shall become members of the same condominium as part iesof the second part and be subject to

the same conditions and liabilities and have the same rights and privileges including rights and privileges to common areas of part ies of the second part.

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, parties of the first part have caused this instrument to be executed on the day and year first above written.

PARTIES OF THE FIRST PART

Ruth C. McWade

Lee Otis McWade

PARTIES OF THE SECOND PART

Rendship Jon "Eddie" Pen

Sharon Ronsson

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration, or value, whichever is greater for this transfer is $ 33,000.00 .

Frank Yarbrough

AFFIANT

Sworn to and subscribed before me this 12th day of February, 1974.

Virginia A. Simmons

NOTARY PUBLIC

My Commission Expires: 11/12/75

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~) Hamilton

Personally appeared before me, Gregg D. Jackson, a Notary Public in and for said County and State, Ruth C. McDade and Neil McDade, the within named 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 SEAL at ~~Nashville~~ Chattanooga, Tennessee, this 1st day of February 19 74.

GREGG D. JACKSON NOTARY PUBLIC HAMILTON COUNTY, TENN.

Gregg D. Jackson
NOTARY PUBLIC

My Commission Expires:

My Commission Expires April 6, 1975

C 42373

IDENTIF. REFERENCE

FEB 19 10 18 AM '74

FELIX Z. WILSON CLERK & MASTER DAVIDSON COUNTY, TENN.

FEB 19 74	CONV	33,000.00				
FEB 19 74 S'TAX			A*	85.80		
FEB 19 74 PR'FEE			A*	.50		
FEB 19 74	W'DEED		A*	12.00	*	98.30

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4789 PAGE 144

Personally appeared before me, _____,
a Notary Public in and for said County and State, PEN-SHING PEN and
SHAN-NAN F. PEN, the within named
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 SEAL at Nashville, Tennessee, this
17th day of February, 1974.

IRVIN WOLF NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
2-26-75