This instrument prepared by: James I. Vance Berry, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 1829 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. I. Rhett Ball (NAME)	Commerce Union Bank (NAME)	7DA 23708
2152 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 117-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 37219 (CITY) (ZONE) (STATE)	Par. 176

For and in Consideration of the sum of ---Seventy-nine Thousand Three Hundred Sixty-five and no/100 ($79,365.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Sample Investment Company has

JUN27 CONV 79,365.00
JUN27 S'TAX A* 206.44
JUN27 PR'FEE A* .50
JUN27 W'DEED A* 8.00 * 214.94

~~.....bargained~~ and sold, and by these presents do/transfer and convey unto the said Isaac Rhett Ball and wife, Faren Newton Ball, their .....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 Unit C, Parcel 176, on the Plan of Gloucester Square, as of record in Plat Book 4460, page 50, Register's Office for said County, and as shown on the Master Deed of Parcel No. 176, as of record in Book 4791, page 399, Schedule "A" on page 407 of the same.

Being part of the same property conveyed to Sample Investment Corporation by deed from Gloucester Square Cooperative Corporation of record in Book 4554, page 692, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1974 which have been prorated and the payment of which has been assumed by the Grantees.

2. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings, including the rights and interests of other building site owners applicable to building site owners within Gloucester Square, and condominium owners within Gloucester Square, and including also the requirements that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $79,365.00

Subscribed and sworn to before me, this the 26th day of June, 19 74

Affiant

My commission expires: June 14, 1978 (Affix Seal)

Notary Public

areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as contained in an instrument executed by Gloucester Square Co-operative Corporation, et al, dated October 20, 1971, and recorded in Book 4548, page 217, said Register's Office.

3. Set back lines, easements, access limitations and conditions of the owner's certificate, as shown on the recorded plan of record in Book 4460, page 50, said Register's Office.

4. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee, or Grantees, by this conveyance to be used and enjoyed by the Grantee, or Grantees, his or their guests, invitees, heirs, successors and assigns.

5. All provisions and requirements of the Tennessee Horizontal Property Act, as set out in T. C. A. §64-2701, et seq. and the By-Laws for the administration thereof of record in Book 4791, page 408, said Register's Office; and all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc. contained in a Master Deed of record in Book 4791, page 399, said Register's Office.

6. Pursuant to the provisions of Paragraph 13 of the Restrictive Covenants for Gloucester Square aforesaid, Gloucester Square Cooperative Corporation waives its option to purchase the premises aforesaid on condition that any subsequent sale of said premises shall again be subject to said option.

unimproved ( ) This is improved (X) property, known as 2152 Golf Club Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Isaac Rhett Ball and wife, Faren Newton Ball, their *heirs and assigns, forever.*

And Grantor *do*es *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth.

And Grantor does *further covenant and bind* itself, its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 26th *day of* June, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SAMPLE INVESTMENT COMPANY

By J. Hall III President

GLOUCESTER SQUARE COOPERATIVE CORPORATION

By Craig Hogue President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Imogene P. Etter, *a Notary Public of the State and County aforesaid, personally appeared* T. J. Haile, III, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Sample Investment Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 26th *day of* June, *19* 74

Imogene P. Etter
Notary Public

Commission Expires June 14, 1978

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Imogene P. Etter, a Notary Public of the State and County aforesaid, personally appeared Craig Hogue, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Gloucester Square Cooperative Corporation, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of June, 1974.

Imogene P. Etter
Notary Public
My commission expires: Jan. 14, 1978

IMOGENE P. ETTER NOTARY PUBLIC AT LARGE TENN.

C 6 0 7 9 6

T
IDENTIF. REFERENCE

JUN 27 2 53 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File
Row 1 Box 8