ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
M/M Larry G. Brandon	Commerce Union Bank-Mortgage Div.	Map 135
(NAME) 2079 Nashboro Boulevard	(NAME) 2114 Parkway Towers	Parcel 303
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Nashville, Tennessee 37219	FB 2D-30550
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

LIMITED WARRANTY DEED

WITNESSETH: That NASHBORO VILLAGE ASSOCIATES, a Tennessee General Partnership and Joint Venture, as GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto Larry G. Brandon, et ux, Joyce E. Brandon, their heirs and assigns, as GRANTEE(S), an interest in all that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2079 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit No. 079 of said Condominium, as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, recorded in Deed Book 4827, Page 30, aforesaid records, on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 1.75% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM. This is improved property known as 2079 Nashboro Boulevard, Nashville, Tenn., and it is part of the same property conveyed to Nashboro Village Associates by The Nashboro Village Company and 2154 Trading Corporation by deeds of record in Deed Book 4764, Pages 306-311 and 312-316, respectively, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all of the provisions of said Master Deed and the provisions of the Horizontal Property Act, **Tenn. Code Ann. §64-2701, et seq.,** and the subsequent legally adopted amendments to said Master Deed, which provisions the GRANTEE(S) herein assume(s) and agree(s) to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.

To have and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and GRANTOR does covenant that it is lawfully seized and possessed of said property, has a right to convey it, and that it will warrant and forever defend the title to said tract or parcel of land unto the said GRANTEE(S), their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise, with the exception of those encumbrances created by the GRANTOR and hereinabove set forth.

In witness whereof the GRANTOR and its Partners and Joint Venturers have caused this instrument to be executed by their duly authorized agents this 26th day of June, 1974.

NASHBORO VILLAGE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP AND JOINT VENTURE

BY: THE NASHBORO VILLAGE COMPANY, a Georgia General Partnership and Joint Venture

By: _____

Its Duly Authorized Agent, acting pursuant to authority contained in an instrument recorded in Deed Book 4827, Page 83, Register's Office for Davidson County, Tennessee

BY: 2154 TRADING CORPORATION, A New York Corporation

By: _____

Investment Vice President

Attest: _____

Assistant Secretary

CMW

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $31,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of June, 1974

My Commission Expires: July 24, 1977

Notary Public

This Instrument Was Prepared By:

W. Lee Corbett, Ingraham, Young & Corbett, 1720 Parkway Towers, Nashville, Tenn.

Mail

STATE OF GEORGIA
COUNTY OF DEKALB

BOOK 4830 PAGE 817.

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, Glen Coverdale and James F. McEvoy, with whom I am personally acquainted, and who upon oath acknowledged themselves to be Investment Vice President and Assistant Secretary, respectively, of 2154 TRADING CORPORATION, the within named bargainor, a corporation and Joint Venture Partner in Nashboro Village Associates, and that they as such officers, being authorized so to do, executed the foregoing Limited Warranty Deed for the purposes therein contained by signing the name of the corporation by the said Glen Coverdale as such Investment Vice President, and attesting the same by the said James F. McEvoy as such Assistant Secretary.

WITNESS my hand and seal at office in Atlanta, Georgia, this 4th day of June, 1974.

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Sept. 7, 1975

Jacqueline K. Harmon
Notary Public

NOTARY PUBLIC GEORGIA STATE AT LARGE JACQUELINE K. HARMON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, Robert A. Kent, with whom I am personally acquainted and who, upon oath acknowledged himself to be an agent of THE NASHBORO VILLAGE COMPANY, a Georgia General Partnership and Joint Venture Partner in Nashboro Village Associates, the within named bargainor, and that he as such agent, being authorized so to do, executed the foregoing Limited Warranty Deed for the purposes therein contained, by subscribing thereto the name of the general partnership and joint venture, by the said Robert A. Kent, as said agent.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of June, 1974.

My Commission Expires: July 24, 1977

Juanelle S. Banks
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE JUANELLE S. BANKS

C 6 1 4 1 7

IDENTIF. REFERENCE

JUL 2 11 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

JUL-2 74	CONV	31,500.00			
JUL-2 74	S'TAX		A*	81.90	
JUL-2 74	PR'FEE		A*	.50	
JUL-2 74	W'DEED		A*	4.00	* 86.40

LIMITED
WARRANTY DEED

FROM
NASHBORO VILLAGE ASSOCIATES
2250 Murfreesboro Road
Nashville, Tennessee 37217

TO
LARRY G. BRANDON, et ux,
JOYCE E. BRANDON
2079 Nashboro Boulevard
Nashville, Tennessee 37217

W. LEE CORBETT,
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee
(615) 244-6632