This instrument was prepared by:
Attorneys Title Co., Inc.
Stahlman Bldg.
Nashville, Tennessee 37219

New Owner:
George E. Niederhauser
346 Elmington Avenue
Nashville, Tenneseee

Send Tax Bills to:
Security Federal Savings & Loan Assoc.
2700 Franklin Road
Nashville, Tennessee

BOOK 4842 PAGE 605

104-10C
19
RW

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 9th day of August, 1974, by and between Joe L. Hooper and wife, Mildred Hooper, Party of the First Part, and George E. Niederhauser and wife, Bettylyn M. Niederhauser, Paty 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 Revised Plan of record in Plat Book 4660, page 60, of the Register's Office for Davidson lounty, Tennessee, identified as follows:

Unit B 19 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 thereunto attached and exhibited, recorded in Book 4486, pages 553 - 566 of the Register's Office for Davidson County, Tennessee.

WHEREAS, Master Deed and ByLaws made applicable to Plan of record in Book 4660, page 60, by instrument of record in Book 4673, page 102, Registers 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 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 Surveyors Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the purchaser does assure and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to Joe L. Hooper and wife, Mildred Hooper, by deed from Miller Kimbrough, Jr., and wife, Carolyn L. Kimbrough, of record in Book 4761, page 255, Register's Office for Davidson County, Tennessee.

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, pages 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 have been prorated and assumed by the Party of the Second Part; 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, the receipt of which is hereby acknowledged.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on this the 9th day of August, 1974.

C66812

IDENTIF. REFERENCE

FELIX Z. PHILLIPS, JR. REGISTER
DAVIDSON COUNTY, TENN.
AUG 12 10 48 AM '74

Joe L. Hooper

Mildred Hooper

AUG12⁷⁴ CONV 51,700.00
AUG12⁷⁴ S'TAX A* 134.42
AUG12⁷⁴ PR'FEE A* .50
AUG12⁷⁴ W'DEED A* 4.00 * 138.92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Joe L. Hooper and wife, Mildred Hooper, the bargainors 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 9th day of August, 1974.

[illegible]
Notary Public

My Commission Expires FEB. 11, 1975

My Commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 51,700.00 George Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1974.

Notary Public

MY COMMISSION EXPIRES: 4 Mar 1975