THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

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ADDRESS OF NEW OWNER:

Charles W. Geny
668 Timber Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:

Charles W. Geny
668 Timber Lane
Nashville, Tennessee 37215

MAP PARCEL NO.
117-2C-35
FIELD BOOK NO.
7DA-28175

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 31st day of October, 1974, by and between Katherine Leath Hedrick, party of the first part and Charles W. Geny and wife, Emmaryne H. Geny, parties of the second part,

WITNESSETH:

That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and 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:

Being Unit No. 35 and carport No. 35-A, on the plat of Regency Park, (a condominium) of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed in Book 3815, page 778, Surveyor Plans 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 Surveyor 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 the same property conveyed to Katherine Leath Hedrick by deed from Woodlawn Manor, Inc., a Corporation of record in Book 4173, page 30, Register's Office for Davidson County, Tennessee.

This is improved property known as 668 Timber Lane, Nashville, Tennessee, 37215.

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 parties of the second part, their heirs, and assigns in fee simple forever.

The said Harry Hedrick, Jr., joins in this conveyance to convey his interest, if any, as it may appear.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they 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; and (3) real estate taxes for the current year which shall be assumed and paid by second parties; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 the day and year first above written.

Katherine Leath Hedrick

Harry Hedrick, Jr.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID B. HERBERT, a Notary Public in and for the said County and State, Katherine Leath Hedrick and Harry Hedrick, Jr., 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 official seal at Nashville, Tennessee, this 31st day of OCTOBER, 1974.

David B. Herbert
Notary Public

My Commission Expires: 7-27-77

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $79,500.00.

X George W. Pickens

Subscribed and sworn to before me this 31st day of October, 1974.

Earlene Fann
Notary Public

My Commission Expires: May 10, 1976

C76896

IDENTIF. REFERENCE

NOV 1 3 12 PM '74

FELIX Z. A... REGISTER
DAVIDSON COUNTY, TENN.

NOV-1[illegible]	CONV	79,500.00		
NOV-1[illegible]	S'TAX		A* 206.70	
NOV-1[illegible]	FEE		A* .50	
NOV-1[illegible]	W'DEED		A* 6.00	* 213.20