File In File Room

L-600-182-7

This Instrument Prepared By: DEARBORN & EWING, Attorneys
400 Commerce Union Bank Building
Nashville, Tennessee 37219

BOOK 4876 PAGE 658

WARRANTY DEED

FROM: JOHN NOEL, III, TRUSTEE

TO: WILLIAM W. WATKINS, II, and wife,
ANN A. WATKINS

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

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
Dec 20 3 19 PM '74

IDENTIF. REFERENCE

C 8 2 1 9 2

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Mr. & Mrs. William W. Watkins, II 523 Harding Place Nashville, Tennessee 37211	HOME FEDERAL SAVINGS & LOAN ASSOCIATION L & C TOWER NASHVILLE, TN. 37219	147-2A-5

FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand Two Hundred Fifty and No/100----- Dollars, ($ 27,250.00), the receipt of which is hereby acknowledged, John Noel, III, Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto the said William W. Watkins, II, and wife, Ann A. Watkins, , (their) ~~(his)(her)~~ heirs and assigns, hereinafter called "Grantee", a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit number 5 , Building number A in The Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809 , page 829 , Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675 , page 107 , in said Register's Office, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, page 964.

Being part of the same property conveyed to John Noel, III, Trustee, by deed from Christopher M.Gooch, Jr. and wife , of record in Book 4781 , page 39 , said Register's Office.

This is improved property known as Apartment No. 5 , The Coach House, 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD to the said Grantee(s) (their) ~~(his)(her)~~ heirs and assigns, said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), (their) ~~his her~~ heirs and assigns forever, Grantor covenants that he is lawfully seized and possessed of said condominium unit in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. All terms and provisions of the Master Deed and By-Laws for The Coach House, a condominium, of record in Book 4809 , page 829 , Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of The Coach House Association, Inc., of record in Corporate Book Volume 0-29, page 7299 , in the office of the Secretary of the State of Tennessee, and in Book 4813 , page 686 , Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

3. All easements and restrictions as set forth in the plan of record for The Coach House, of record in Book 4675 , page 107 , in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors in trust and assigns to warrant and forever defend the title to said real estate to said Grantee(s), (their) ~~(his)(her)~~ heirs and assigns against the lawful claims of all persons.

Grantee(s) by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Said Grantee(s) further agrees hereby to pay all assessments whether special or general which are levied by The Coach House, a condominium or by The Coach House Association, Inc., or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on this 19th day of December, 19 74.

John Noel, III, Trustee

"Grantor"

William W. Watkins, II

Ann A. Watkins

"Grantee(s)"

DEC 20 CONV 27,250.00
DEC 20 S'TAX A* 70.72
DEC 20 PR'FEE A* .50
DEC 20 W'DEED A* 4.00 * 75.22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named John Noel, III, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 19 74.

Shirley L. Johnson
Notary Public

My Commission Expires: October 29, 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named William W. Watkins, II and wife, Ann A. Watkins, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (they) ~~(he)xx(she)~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 19 74.

Shirley L. Johnson
Notary Public

My Commission Expires: October 29, 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ 27,250.00

William W. Watkins, II
Affiant

Subscribed and sworn to before me, this the 19th day of December, 19 74.

Shirley L. Johnson
Notary Public

My Commission Expires: October 29, 1977

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