BOOK 4984 PAGE 881

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Denver Music	Volunteer Federal Savings & Loan Assn.	Map 135-12-A
(NAME) 2051 Nashboro Boulevard	(NAME) 413 Union Street	Par. 24
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 DENVER MUSIC, his 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. 2051 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit No. 2051G 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 20th, 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 2.28% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM. This is improved property known as 2051 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), his 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), his 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 23rd day of December, 1975.

NASHBORO VILLAGE ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP AND JOINT VENTURE

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

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: _____

Attest: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 36,950.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 30th day of December, 1975.

_____
Affiant for Grantee

My Commission Expires: April 26, 1976

_____
Notary Public

This Instrument Was Prepared By:

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

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STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, C. E. Sayger and James F. McCoy, with whom I am personally acquainted, and who upon oath acknowledged themselves to be Vice President and Asst. 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 C. E. Sayger as such Vice President, and attesting the same by the said James F. McCoy as such Asst. Secretary.

WITNESS my hand and seal at office in Atlanta, Georgia, this 5-6 day of December, 1975.

My Commission Expires: Notary Public, Georgia State at Large My Commission Expires May 30, 1977

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, J. Reid Horne, Jr., 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 J. Reid Horne, Jr., as said agent.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 V6 day of December, 1975.

My Commission Expires July 31, 1978

Notary Public

JAN-27 CONV 36,950.00
JAN-27 S'TAX B* 95.94
JAN-27 FR'FEE B* .50
JAN-27 W'DEED B* 4.00 * 100.44

D 30582

IDENTIF. REFERENCE

JAN 2 2 34 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

LIMITED WARRANTY DEED

FROM

Nashboro Village Associates

TO

Denver Music

W. LEE CORBETT,
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee