This instrument prepared by Thomas E. Stewart, Attorney
223 Madison Street
Madison, Tennessee

WARRANTY DEED

BOOK 5000 PAGE 660

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Charles T. Faulkner (NAME:)	FIRST FEDERAL OF NASHVILLE (NAME:)	117-7-18.21
2104 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue (STREET ADDRESS)	7DA-23711
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Unit 180-B

For and in Consideration of the sum of TEN AND 00/100 ($10.00) *DOLLARS*

cash in had paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

2.27.96

¢o. 85,000.00
St 221.00
Fee .50
W.D. 8.00

229.50

Robert H. Edwards and wife, Betsy B. Edwards, hereinafter called Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* Charles T. Faulkner and wife, Margaret J. Faulkner, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Unit B, Parcel 180, on the Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for said County, and as shown on Schedule A to the Master Deed of Parcel 180, of record in Book 4685, page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Edwards and wife, Betsy B. Edwards by deed from Sample Investment Corporation of record in Book 4698, page 435, said Register's Office, and held under the provisions of a Master Deed Establishing a Horizonal Property Regime, of record in Book 4685, page 168, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4548, page 217; to easements, setback lines, conditions of owner's certificate, etc., as shown on Plan of record in Book 4460, page 50, said Register's Office; to the provisions of the Tennessee Horizontal Property Act as set out in Section 64-2701 et seq. of the Tennessee Code Annotated; to the By-Laws for the administration thereof, of record in Book 4685, page 177; to easements, rights and interests in favor of other unit owners and site owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including withhout limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings con-

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 27th day of February 19 96

Charles T. Faulkner
Affiant

My commission expires: 8-1-97
(Affix Seal)

Notary Public

STATE OF TENNESSEE
PUBLIC
NOTARY

2000 MAR

tained in the Master Deed Establishing a Horzontal Property Regime, of record in Book 4685, page 168, said Register's Office; and to requirements that all owners of building sites and condominium units within Gloucester Square be members of Gloucester Square Corporation and subject to assessment for the payment of costs incident to the maintenance of the common area and administration of the corporation, and providing for a lien securing the payment thereof, contained in an instrument executed by Gloucester Square Cooperative Corporation and Town Properties, Inc., of record in Book 4548, page 217, said Register's Office.

This is unimproved ( ) improved (X) property, known as Unit B, Parcel 80 Gloucester Square Condominium, (House Number) (Street) P. O. Address: Nashville, (City or Town) Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES *their heirs and assigns, forever.*

And we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* February, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert H Edwards

Betsy B. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Edwards and wife, Betsy B. Edwards

the 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 Madison Tennessee, this 23rd day of February, 1976.

Notary Public.

Commission Expires 2/23/78.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

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WARRANTY DEED

FROM

TO

D 37891

IDENTIF. REFERENCE

FEB 27 3 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115



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