FROM

RICHARD C. LEWIS

TO

JAMES D. GILMORE

For draftsman's use,

PREPARED BY:
John L. Chambers
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5017 PAGE 744

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Gilmore (NAME)	Home Federal Savings & Loan Association (NAME)	Map 142-8-A
145 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 45
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D45802
D45802T
IDENTIF. REFERENCE
APR 22 11 14 AM '76
FELIX A. MILLER JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,693.11**** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 2 November 1977

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 21st day of April, 1976, by and between RICHARD C. LEWIS, Party of the First Part, and JAMES D. GILMORE, Party of the Second Part,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of THIRTY-NINE THOUSAND SIX HUNDRED NINETY-THREE AND 11/100 DOLLARS ($39,693.11), of which Five Hundred and No/100 Dollars ($500.00) has been paid in cash by the Party of the Second Part, the receipt of which is hereby acknowledged, and for the remainder, the said Party of the Second Part has assumed the principal balance of Thirty-Seven Thousand Seven Hundred Forty-Three and 11/100 Dollars ($37,743.11) of that certain note payable to Home Federal Savings & Loan Association of Nashville secured by a deed of trust of record in Book 4952, page 879, Register's Office for Davidson County Tennessee, and has further assumed the principal balance of One Thousand Four Hundred Fifty and No/100 Dollars ($1,450.00) of that certain note payable to Home Federal Savings & Loan Association of Nashville secured by a subordinate deed of trust of record in Book 4953, page 961, said Register's Office, 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, his heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee:

BEING part of Coronada, a condominium, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

UNIT NO. 45 on said Plan, being located at 145 Holly Forest, as established in the Master Deed and Bylaws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 679, and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard C. Lewis by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 4952, page 876, Register's Office for Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 45 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed, and Bylaws, and the Rules and Regulations, if any, all of which the Party of the Second Part does assume and agree to observe and perform, including, but not limited to, the payment of assessments which may be levied against such unit.

TO HAVE AND TO HOLD the aforesaid property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to said Party of the Second Part, his heirs and assigns, in fee simple, forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that he is lawfully seized in fee of the aforedescribed property; that he has a good right to sell and convey the same; and that the same is unencumbered except as follows:

1. Deed of trust and subordinate deed of trust of record in Book 4952, page 879, and Book 4953, page 961, respectively, Register's Office for Davidson County, Tennessee, the indebtednesses secured thereby having been assumed by Party of the Second Part.

2. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings contained in the Master Deed and Bylaws as of record in Book 4901, page 679, and Book 4901, page 702, respectively, and a Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

3. Any and all easements in favor of other unit owners.

4. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed and Bylaws over, through, or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

5. Real estate taxes for the current year, which have been prorated and assumed by Party of the Second Part.

6. The said Master Deed and Bylaws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment. Any purchaser of condominium units constructed on tracts of land added to said condominium pursuant to amendments of said Master Deed may become members of the same condominium as Party of the Second Part and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of Party of the Second Part.

The Party of the First Part further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Party of the Second Part, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, JESSICA LEWIS, hereby join in this conveyance for the express purpose of waiving and releasing any dower, homestead, or like

interests which I may have in the above described property.

WITNESS our hands this 21st day of April, 1976.

RICHARD C. LEWIS

JESSICA LEWIS

APR 22 '76 CONV 39,693.11

STATE OF TENNESSEE APR 22 '76 S'TAX B* 103.22

APR 22 '76 PR'FEE B* .50

COUNTY OF DAVIDSON APR 22 '76 W'DEED B* 6.00 * 109.72

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, RICHARD C. LEWIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 21st day of April, 1976.

NOTARY PUBLIC

My Commission Expires:
2 November 1977

STATE OF TENNESSEE]
]
COUNTY OF SHELBY]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, JESSICA LEWIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Memphis, Tennessee, this 12 day of April, 1976.

NOTARY PUBLIC

My Commission Expires:
9/26/79