This Instrument Prepared by:
John W. Kelley, Attorney
L & C Tower
Nashville, Tennessee 37219

BOOK 5022 PAGE 332

Address of New Owner:	Send Tax Bills to:	Map Parcel No:
Allene S. Tatum 523 Harding Place Unit 19 Nashville, Tennessee	Allene S. Tatum 523 Harding Place Unit 19 Nashville, Tennessee37211	147-2-A-19 6DU-19178

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 30th day of April, 1976, by and between KENNTH W. PATTON, a single person, party of the first part and ALLENE S. TATUM, a widow, party of the second part,

WITNESSETH:

That for the consideration hereinafter expressed 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 the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit No. 19, Building No. B, in The Coach House, a condominium, as shown on the Plat of The Coach House, as of record in Book 4657, page 107, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Subject, however to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through and upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of The Coach House, a condominium of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, amended in Book 4813, page 964, said Register's Office.

Being the same property conveyed to Kenneth W. Patton, a single person, by deed from John Noel, III, Trustee, as of record in Book 4815, page 661, Register's Office for said County.

This is improved property known as 523 Harding Place, Nashville, Tennessee 37211.

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 party of the second part, her heirs, and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has 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 have been prorated and assumed and paid by second party; 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, party of the first part has caused this instrument to be executed the day and year first above written.

Kenneth W Patton

Kenneth W. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Douglas A. Brace, a Notary Public in and for the said County and State, Kenneth W. Patton, a single person, 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 30th day of April, 1976.

Douglas A. Brace
Notary Public

My Commission expires: 4-23-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $21,450.00.

Allene S. Datum
Affiant

Subscribed and sworn to before me this 30th day of April, 1976.

Douglas A. Brace
Notary Public

My Commission expires: 4-23-78

TO THE REFERENCE
MAY 6 9 18 AM '76
FEE
DAVIDSON COUNTY, TENN.
REGISTER

D 47856

MAY-6 76	CONV	21,450.00			
MAY-6 76 S'TAX			B*	55.64	
MAY-6 76 PR'FEE			B*	.50	
MAY-6 76	W'DEED		B*	6.00	* 62.14