BOOK 5024 PAGE 685

THIS INSTRUMENT PREPARED BY
Thompson, Liebergood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ingeborg G. Mauksch	SAME	Map 104-10-C
(NAME)	(NAME)	
378 Elmington Avenue		Parcel 29-29C
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)----------*Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Harold Newton Lovvorn, Jr. and wife, Janice R. Lovvorn
have this day bargained and sold, and do hereby transfer and convey unto the said Ingeborg G. Mauksch, a single person, her
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A part of Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 16, of the Register's Office for Davidson County, Tennessee, identified as follows:

Unit A-29 on said plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyor's Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4481, page 547, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harold Newton Lovvorn, Jr. by deed from Gerline L. King and Jean K. Redgate of record in Book 4794, page 342. The said Janice R. Lovvorn has joined in the execution of this instrument for the purpose of conveying any interest she may have in the property as a result of the marital status.

This conveyance is made subject to the following encumbrances:
(1) 1976 Taxes to be prorated and assumed by Grantee.
(2) Easements, setback lines, and plan of Elmington Condominium of record in Book 4300, page 16, Register's Office for Davidson County, Tennessee. (cont.*)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 57,500
Subscribed and sworn to before me, this the 12th day of May 19 76
Affiant Ingeborg G. Mauksch
My commission expires: 4/21/80 (Affix Seal)
Notary Public Mary Ernest

This is unimproved (xx) property, known as 378 Elmington Avenue, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town) (STATE)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ingeborg G. Mauksch, her
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ingeborg G. Mauksch, her
~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* May, 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.*

Harold Newton Lovvorn, Jr.

Janice R. Lovvorn

REGISTERED
MAY 20 4 58 PM '76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Harold Newton Lovvorn, Jr. and wife, Janice R. Lovvorn

the within named bargainor, 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 12th day of May, 19 76.

Mary Emery Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE TENNESSEE

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 .....

(cont.*)
(3) Terms and conditions of Master Deed and By-Laws of Elmington Condominium Association, of record in Book 4486, page 547, said Register's Office.
(4) The premises described herein is a condominium apartment established pursuant 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, 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 interests 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 land or embracing the regime and buildings thereon; and also including without limitations all conditions, covenants restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws (at page 553), of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.

MAY 13 76	CONV	57,500.00		
MAY 13 76	S'TAX		B* 149.50	
MAY 13 76	FR'FEE		B* .50	
MAY 13 76	W'DEED		B* 4.00	* 154.00

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN [illegible] BLDG 222901
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Harold Newton Lovvorn, Jr., and wife, Janice R. Lovvorn

TO
Ingeborg G. Mauksch

D 48909

IDENTIF. REFERENCE

MAY 13 8 45 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238