This Instrument prepared by:
John W. Kelley, Attorney
23rd Floor L & C Tower
Nashville, Tenn. 37219

BOOK 5029 PAGE 640

Address of New Owner:	Send Tax Bills to:	Map Parcel No:
Kevin B. Murphy 1029 Harold Drive Nashville, Tenn.37217	Mortgage Associates 1835 Savoy Drive, N.E. Suite 300 Atlanta, Georgia 30341	107-9-A 7 2DA-54691

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 26th day of May, 1976, by and between RICHARD GORDON LEADER and wife, ELIZABETH ANN LEADER, parties of the first pary and KEVIN BARRY MURPHY, party of the second part,

WITNESSETH:

That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do 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 Tennesse, to-wit:

Being Unit No. 1029, Building B, Castlewood Condominium as of record in Plat Book 4660, page 62, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Subject however, to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Castlewood Condominiums, an Horizontal Property Regime, recorded in Book 4750, page 426, Register's Office for said County, including the plat recorded in Book 4660, page 62, Register's Office, and the By-Laws of Castlewood Condominium Association recorded in Book 4750, page 434, Register's Office.

Subject further, to any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements general and limited to the building and other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and shere the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 4750, page 426, said Register's Office.

Being the same property conveyed to Richard Gordon Leader, by deed from General Homes, Inc., as of record in Book 4752, page 822, Register's Office for said County.

This is improved property known as 1029 Harold Drive, Nashville, Tennessee 37217.

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, his heirs, and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the aid party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have 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 Grantee assumes and agrees to pay; 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) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated September 28, 1973, in the original principal sum of $18,000.00, payable to Mortgage Associates, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Richard Gordon Leader to Richard D. Cahoy, Trustee, as of record in Book 4752, page 824, Register's Office for said County.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed the day and year first above written.

Richard Gordon Leader

Elizabeth Ann Leader

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ann Selley, a Notary Public in and for said County and State, Richard Gordon Leader and wife, Elizabeth Ann Leader, 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 21 day of May, 1976.

Mary Ann Selley
Notary Public

My Commission expires: 8-20-78

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $20,500.00.

Kevin B. Murphy
Affiant

Subscribed and sworn to before me, this 24 day of May, 1976.

Mary Ann Selley
Notary Public

My Commission expires: 8-20-78

D 51167

IDENTIF REFERENCE

MAY 27 2 37 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAY27 CONV 20,500.00
MAY27 S'TAX B* 53.30
MAY27 PR'FEE B* .50
MAY27 W'DEED B* 6.00 * 59.80