Address of New Owner:
Mr/Mrs Charles C. Trabue, Jr.
654 Timber Lane
Nashville Tennessee

Send Tax Bills to:
Commerce Union Bank

Map-Parcel Nos.
117-26-28
& 28A

BOOK 5063 PAGE 924

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 27th day of August, 1976, by and between Enid Lindenberg Carney, now Daniel, party of the first part, and Charles C. Trabue, Jr. and wife, Mary H. Trabue, parties of the second part,

W I T N E S S E T H :

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 parties of the second part, the following described real estate, situated and being in Nashville, Davidson County, Tennesseee, to wit:

> Being a part of Section "D", Woodlawn Manor, Incorporated, known as "Regency Park", as of record in Book 3700, page 80, as superceded in Book 3700, pages 111 and 112, Register's Office for said County, the part being conveyed being:
>
> Unit No. 28 on said Section Plan, together with the carport designated as Number 28-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws, thereunto attached and exhibited of record in Book 3815, page 778, as amended in Book 4364, page 381, said Register's Office.
>
> Being the same property conveyed to Enit Lindenberg Carney by deed from Bobby G. Spivey and wife, Carol Jacobs Spivey, which deed is of record in Book 4505, page 893, said Register's Office.
>
> This is improved property known as 654 Timber Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any appertaining unto said parties of the second part, their heirs, and assigns in fee simple forever. Rollin A. Daniel, Jr., the husband of Enid Lindenberg Carney Daniel, joins in this instrument for the purposes of conveying his interest in the property, if any.

AND THE PARTY of the first part does hereby covenant with said parties of the second part that they are lawfully seized in fee of the aforesaid described 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

This instrument prepared by:
Ortale, Kelley, Herbert & Crawford
Nashville, Tenn. 37219

amendments thereog; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements nor 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 shall be assumed and paid by second parties; and that the title and quite 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, the parties of the first part have caused this instrument to be executed the day and year first above written.

Rollin A. Daniel, Jr.
ROLLIN A. DANIEL, JR.

Enid Lindenberg Carney Daniel
ENID LINDENBERG CARNEY DANIEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Enid Lindenberg Carney Daniel and husband, Rollin A. Daniel, Jr. 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 27th day of August, 1976.

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

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, $57,500.00.

Affiant

Sworn to before me this 27 day of August, 1976.

Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-30-76

D65747

IDENTIFICATION REFERENCE

AUG 31 10 09 AM '76

FEE $ DAVIDSON COUNTY