DEARBORN & EWING, Attorneys
1912 Parkway Towers ~~400 Commerce Union Bank Building~~
Nashville, Tennessee 37219

BOOK 5064 PAGE 412

WARRANTY DEED

FROM: JOHN NOEL, III, TRUSTEE

TO: LILLIE CHRISTMAS, unmarried

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Ms. Lillie Christmas 523 Harding Place Nashville, Tennessee 37211	same	147-2A 22

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and No/100 ---------- Dollars, ($ 20,000.00), the receipt of which is hereby acknowledged, John Noel, III, Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto the said Lillie Christmas, unmarried , ~~(his)~~ ~~(her)~~ (her) heirs and assigns, hereinafter called "Grantee", a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit number 22 , Building number C in The Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809 , page 829 , Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675 , page 107 , in said Register's Office, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, page 964.

Being the same property conveyed to John Noel, III, Trustee, by deed from Christopher M.Gooch, Jr. and wife , of record in Book 4781 , page 39 , said Register's Office.

This is improved property known as Apartment 22 , The Coach House, 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD to the said Grantee ~~(s)~~ ~~(his)~~ ~~(her)~~ (her) heirs and assigns, said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantee ~~(s)~~, ~~(his)~~ ~~(her)~~ (her) heirs and assigns forever, Grantor covenants that he is lawfully seized and possessed of said condominium unit in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. All terms and provisions of the Master Deed and By-Laws for The Coach House, a condominium, of record in Book 4809 , page 829 , Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of The Coach House Association, Inc., of record in Corporate Book Volume 0-29, page 7299 , in the office of the Secretary of the State of Tennessee, and in Book 4813 , page 686 , Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

3. All easements and restrictions as set forth in the plan of record for The Coach House, of record in Book 4675 , page 107 , in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors in trust and assigns to warrant and forever defend the title to said real estate to said Grantee ~~(s)~~, ~~(his)~~ ~~(her)~~ (her) heirs and assigns against the lawful claims of all persons.

Grantee ~~(s)~~ by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Said Grantee ~~(s)~~ further agrees hereby to pay all assessments whether special or general which are levied by The Coach House, a condominium or by The Coach House Association, Inc., or their successors or assigns.

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IN WITNESS WHEREOF, the parties have executed this instrument on this 27th day of August, 19 76.

D65974

IDENTIF. REFERENCE

SEP 1 11 55 AM '76

REGISTER DAVIDSON COUNTY, TENN.

John Noel, III, Trustee

"Grantor"

Lillie Christmas

Lillie Christmas

"Grantee(s)"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SEP-1 76 CONV 20,000.00
SEP-1 76 S'TAX B* 52.00
SEP-1 76 PR'FEE B* .50

Personally appeared before me, Barbara J. Brewer, a Notary Public in and for said County and State, the within named John Noel, III, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1976.

Barbara J. Brewer
Notary Public

My Commission Expires: 5-10-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara J. Brewer, a Notary Public in and for said County and State, the within named Lillie Christmas, the bargainor(s), with whom I am personally acquainted, and who acknowledged that ~~(they)~~ (she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1976.

Barbara J. Brewer
Notary Public

My Commission Expires: 5-10-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$ 20,000.00

Lillie Christmas
Affiant

Subscribed and sworn to before me, this the 27th day of August, 1976.

Barbara J. Brewer
Notary Public

My Commission Expires: 5-10-80