Prepared by:
David B. Hurbut, Atty
Nashville, Tenn.

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111373-4

Address of New Owner:	Send Tax Bills To:	Map - Parcel Numbers:
Ronald L. Coleman 686 Timber Lane Nashville, Tennessee	Fidelity Federal S & L	117 2C-44 and 44 A 7DA-28130

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 31st day of August, 1976, by and between J. Haskell Tidman, party of the first part, and Ronald L. Coleman, party 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, Tennessee, to wit:

> Being Unit No. 44 and carport No. 44A, on the Plat of Regency Park (a condominium) of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.
>
> Unit No. 44 on said Section Plan, together with the carport designated as Number 44A as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including 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 J. Haskell Tidman by deed from Woodlawn Manor, Inc., of record in Book 4198, page 25, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 686 Timber Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with the appurtenances and hereditaments thereunto belonging or in any appertaining unto said party of the second part, his heirs, and assigns in fee simple forever. Willo Dean Tidman, the wife of the said J. Haskell Tidman, joins in this instrument for the purposes of conveying her interest in the property, if any.

AND THE PARTY of the first part does hereby covenant with said party of the second part, that he is 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 in 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 thereto; (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 party; and that the title and quite possession thereto they will warranty 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.

J. HASKELL TIDMAN

WILLO DEAN TIDMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Haskell Tidman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1976.

Mary Ann Silley
Notary Public

My Commission Expires:

SEP-2?6 CONV 50,000.00
SEP-2?6 S'TAX B* 130.00
SEP-2?6 PR'FEE B* .50
SEP-2?6 W'DEED B* 4.00 * 134.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willo Dean Tidman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1976.

Mary Ann Silley
Notary Public

My Commission Expires: 5-28-78

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FILED SEP 2 34 PM '76 REGISTER DAVIDSON CO. TENN. IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned does hereby swear and confirm that the actual consideration or true value, whichever is greater, is $50,000.00.

Ronald L Collins
Affiant

Sworn to before me this 31st day of August, 1976.

Mary Ann Silley
NOTARY PUBLIC

My Commission Expires: 5-28-78