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

Address of New Owner	Send Tax Bills to:	Map Parcel No:
Ruth M. Mather 523 Harding Place Unit 18 Nashville, Tenn.	New Owner 523 Harding Place Nashville, Tenn.	147-2A-1 6DU 19177

BOOK 5065 PAGE 100

CONDOMINIUM UNIT DEED

This indenture, made and entered into this 24th day of August, 1976, by and between FREEDA F. COOKSEY, an unmarrier person, party of the first part and RUTH M. MATHER, an unmarried person, party of the second part,

WITNESSETH:

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 party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 18, Building No. B, in The Coach House, A Condominium, as shown on the Plat of The Coach House, as of record in Book 4675, page 107, Register's Office for said County.

Subject however, 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, as amended, and is subject to the provisions and r-quirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 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 establishing a horizontal property regime of The Coach House, a condominium of record in Book 4809, page 829, Register's Office for said County, as amended in Book 4813, page 964, Register's Office.

Being the same property conveyed to Freda F. Cooksey, an unmarried person, by deed from John Noel, III, Trustee, as of record in Book 4870, page 296, Register's Office for said County.

This is improved property known as 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesad real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part, her heirs, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has 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 have been prorated and assumed and paid by second party; and that the title and quiet possession thereto she 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, party of the first part has caused this instrument to be executed the day and year first above written.

x Freda F. Cooksey
Freda F. Cooksey

STATE OF MISSOURI)
COUNTY OF)

Personally appeared before me, Freda F. Cooksey, a Notary Public in and for said County and State, Freda F. Cooksey, an unmarried person, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Harrisonville, Missouri, Jackson County this 11 day of August, 1976.

Dale Beard
Notary Public

My commission expires:
NOTARY PUBLIC STATE OF MISSOURI
MY COMMISSION EXPIRES OCT. 12, 1979

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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 $25,500.00.

Ruth M Mathes
Affiant

Subscribed and sworn to before me this 25th day of August, 1976.

IOLA C. WATKINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission expires: May 14, 1977

D66312

IDENTIF. T REFERENCE

SEP 2 3 32 PM '76

REGISTER DAVIDSON COUNTY, TENN.

SEP-2-76	CONV	25,500.00			
SEP-2-76	S'TAX		B*	66.30	
SEP-2-76	PR'FEE		B*	.50	
SEP-2-76	W'DEED		B*	6.00	* 72.80