MAIL
THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5126 PAGE 387

CONDOMINIUM UNIT DEED

THIS INDENTURE, Made and entered into this 15th day of March, 1977, by and between Marell W. Hoskins, now Edwards, Party of the First Part and Millard V. Oakley, 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 Party of the Second Part, his heirs and assigns the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Elmington Condominium tract as shown per Revised Plan of record in Plat Book 4300, page 200, of the Register's Office of said County, identified as follows:

Unit D-5 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-Laws the unto attached and exhibited, recorded in Book 4486, pages 553 - 556 of the Register's Office for said County.

Being the same property conveyed to Mrs. Marrell W. Hoskins (widow) by Condominium Unit Deed from Miller Kimbrough, Jr. and wife, Carolyn L. Kimbrough, recorded in Book 4683, page 913, Register's Office for said County, the said Marrell W. Hoskins and Marell W. Hoskins being one and the same person and the said Marell W. Hoskins having since married and now being known as Marell W. Edwards. The said Henry Thomas Edwards joins in the execution of this document for the purpose of conveying any interest he may have in this property by reason of his marital status.

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, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

(1) 1977 Taxes to be prorated and assumed by Grantee.
(2) Easements, setback lines and plan of Elmington Condominium of record in Book 4300, page 16, and as shown on the amended plan of record in Book 4300, page 200, Register's Office for Davidson County, Tennessee.
(3) The premises herein insured is a condominium apartment established pursuant 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 and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof, also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easement now or hereafter established over, through or upon the land or 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 and By-Laws, (page 553), of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee, made applicable in Book 4673, page 102, Register's Office for said County, said Master Deed was amended in Book 4963, page 265, said Register's Office and said By-Laws were amended in Book 4963, page 263, Register's Office for Davidson County, Tennessee.

(4) Subject to agreement of record in Book 4683, page 910, Register's Office for Davidson County, Tennessee.

(5) Deed of Trust of record in Book 4683, page 916, Register's Office of Davidson County, Tennessee.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged and the agreement by Grantee to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4683, page 916, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on this the 21st day of March, 1977.

Marell W. Edwards

Marell W. Edwards

Henry Thomas Edwards

Henry Thomas Edwards

D 94684

IDENTIF. REFERENCE

MAR 21 1 25 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, the within named Marell W. Edwards and Henry Thomas Edwards, the 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, TN, this 15th day of March, 1977.

Carol E. Milam
Notary Public

My commission expires:

Feb. 18, 1980

Send Tax Bills to:

Fidelity Federal
Savings & Loan Assn.
P. O. Box 2588
Nashville, Tn. 37219

Parcel No.

107-10C
5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transaction is $ 60,000.

Affiant

Subscribed and sworn before me, this the 15th day of March, 1977.

Notary Public

My commission expires:

My Commission Expires April 28, 1980

MAR21	CONV	60,000.00			
MAR21	S'TAX		B*	156.00	
MAR21	PR'FEE		B*	.50	
MAR21	W'DEED		B*	6.00	* 162.50