THIS DEED WAS PREPARED BY: WALTER CODY LEAVER, JR., ATTORNEY AT LAW, NASHVILLE, TN

WARRANTY DEED

1135 Maplehurst Lane

BOOK 5142 PAGE 941

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne R. Lipscomb	same	
(NAME:) 2104 Golf Club Lane	(NAME:)	117-7-A
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	180
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ninety-Two Thousand, Five Hundred and no/100 ($92,500.00) *DOLLARS*

cash in hand paid by ANNE R. LIPSCOMB, the receipt of which is hereby acknowledged, and other good and valuable considerations, we CHARLES T. FAULKNER and wife MARGARET J. FAULKNER

have bargained and sold, and by these presents do transfer and convey unto the said ANNE R. LIPSCOMB, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Unit B, Parcel 180, on the Plan of Gloucester Square, as of record in Book 4460, Page 50, Register's Office for said County, and as shown on Schedule A to the Master Deed of Parcel 180, of record in Book 4685, Page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles T. Faulkner and wife, Margaret J. Faulkner, by deed from Robert H. Edwards and wife, Betsy B. Edwards, of record in Book 5000, Page 660, Register's Office for said County.

The Plan of Gloucester Square of record in Book 4460 Page 50, said Register's Office, shows certain minimum building setback lines, easements, access limitations, and also an owner's certificate, prohibiting alteration or change in the plan unless approved by the Metro Planning Commission and the Metro Board of Zoning Appeals and also reserving easements for ingress and egress upon all access easements as shown thereon, or any approved revision thereof, for the benefit of the purchaser of building sites within the development, their invitees, lessees, and other parties claiming by, through, or under them further providing that the access easements, shown on said plat are reserved to Gloucester Square Co-operative Corporation and are not dedicated to the public and further providing that access easements are also dedicated as Sanitary Sewer and water easements, specific reference in said plan is here made respecting the location of easements, setbacks, and the limitations applicable to the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 92,500

Subscribed and sworn to before me, this the 3 day of May 19 77

Walter Cody Leaver Jr.
Affiant

My commission expires
(Affix Seal)

J. T. Head
Notary Public Dep Register

The premises herein conveyed is a building site restricted by all ofthe

requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakins, including rights and interests of other side owners and condominium owners, and also including the requirement that all owners of building sites and condominium units within Gloucester Square be members of Gloucester Square Corporation and subject to assessment for the payment of cost incident to the maintenance of the common areas and administration of the corporation and providing for a lien securing the payment thereof, contained in an instrument executed by Gloucester Square Co-operative Corporation and Town Properties, Inc., dated October 20, 1971, and recorded on October 27, 1971, in Book 4548, Page 217, Register's Office for Davidson County, Tennessee.

The premises herein conveyed are subject to all terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed, as recorded in Book 4685, Page 168, Register's Office for said County, including the plat recorded in Book 4460, Page 50, Register's Office for said County, and the By-Laws of Gloucester Square Condominium, recorded in Book 4791, Page 399, et seq., Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2104 Golf Club Lane (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ANNE R. LIPSCOMB, her *heirs and assigns, forever.*

And we *do covenant with the said* ANNE R. LIPSCOMB *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for Metro taxes for 1977; and restrictive covenants contained in an instrument of record in Book 4548, Page 217, Register's Office for Davidson County, Tennessee.

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ANNE R. LIPSCOMB *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* May, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles T. Faulkner M.D.
CHARLES T. FAULKNER

Margaret J. Faulkner
MARGARET J. FAULKNER

PROPS OF 37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy L. Anderson, a Notary Public in and for said County and State, the within named CHARLES T. FAULKNER and wife MARGARET J. FAULKNER

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, Tennessee, this day of May, 19 77.

Nancy L. Anderson
Notary Public.

NANCY L. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires May 28, 1978

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

TO

E 0 1 7 9 0

IDENTIF. REFERENCE

MAY 3 1 38 PM '77

REGISTER
DAVIDSON CO., TENN.

MAY-[illegible]77 CONV 92,500.00
MAY-[illegible]77 S'TAX B* 240.50
MAY-[illegible]77 RFEE B* .50
MAY-[illegible]77 W'DEED B* 8.00 * 249.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208