This instrument was prepared by:
Edwards, Schulman, McCarley, Hollins, & Pride
900 American Trust Bldg.
Nashville, TN 37201 BOOK 5153 PAGE 67

Loan No. 111895-6

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

Address New Owner (s) As Follows: Send Tax Bills To: Map-Parcel Nos.

George N. Bass et ux
4101 Legend Hall Drive
Nashville, Tennessee

Fidelity Federal
401 Union St.
Nashville, Tn. 37219

Map 131-1-A
Par. 1
PW

THIS CONVEYANCE made the 25 day of May, 1977, by and between M AND P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, hereinafter referred to as "Grantor", and George N. Bass and wife, Frances M. Bass, hereinafter referred to as "Grantees",

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

W I T N E S S E T H:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto George N. Bass and wife, Frances M. Bass, the Grantees, their heirs and assigns, the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4101 in Legend Hall, a Horizontal Property Regime, located at 4101 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being part of the same property conveyed to M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, by deed from Christine Shelton Hobbs, of record in Book 4806, page 304, Register's Office for Davidson County, Tennessee.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

This instrument prepared by:
SCHULMAN, FRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $130,000.00.

Subscribed and sworn to before me, this 25 day of May, 1977.

Affiant

Notary Public

Commission Expires: Aug 14, 1978

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, his heirs and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 18th day of July, 1975, of record in Book 4934, page 15, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantees as binding and to be binding upon the Grantees, their heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto belonging or otherwise appertaining to, held or enjoyed therewith, unto the Grantees, their heirs and assigns, forever, subject to the privilege hereinabove set forth.

The Grantor, for himself, his heirs and assigns, conveys and agrees with the Grantees as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that said property herein conveyed is free from all encumbrances, except for taxes for the year 1977, and the Grantor, his heirs and assigns, shall warrant and defend the same to the Grantees hereinabove described, forever, against the lawful claims and demands of all persons except as aforesaid.

Grantees, in consideration of the foregoing covenants, hereby covenant and agree with the Grantor and the Grantees assume and agree to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Legend Hall, as hereinabove set forth.

22 130,000.00	
VD 8.00	MS
TD	ST 335.00
CC	ST
MR	FF 50
UCC	TOTAL 346.50

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed on the day and date first above written.

M AND P

By: Sandy M. Moore, Jr., Partner

GRANTOR

George N. Bass

Frances M. Bass

GRANTEES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Roger K Yates, a Notary Public in and for said County and State, Sandy M. Moore, Jr., one of the partners in M and P, a partnership, the within named 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 25th day of May, 1977.

Notary Public

Commission Expires:
Aug 27 1978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Roger K Yates, a Notary Public in and for said County and State, George N. Bass and wife, Frances M. Bass, the within named 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 25th day of May, 1977.

Notary Public

Commission Expires:
Aug 27 1978

FILED
DAVIDSON COUNTY, TENN.
MAY 31 3 38 PM '77
REGISTER

IDENTIFICATION
E06381

Loan No.
111895-6

PLANNED UNIT DEVELOPMENT RIDER

BOOK 5153 PAGE 70

THIS PLANNED UNIT DEVELOPMENT ("PUD") RIDER is made this ....25th.....day of .....May....., 19.77., and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed to Secure Debt (herein "security instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to ..Fidelity.Federal.Savings.&.Loan.... Association .....(herein "Lender") and covering the Property described in the security instrument and located at....401 Union Street, Nashville, Tennessee 37219.....

(Property Address)

..... The Property comprises a parcel of land improved with a dwelling, which, together with other such parcels and certain common areas and facilities, all as described in..covenants,.conditions,.... easements and restrictions, etc., of record in Book 4934, page 15, said Register's Office,.....
.....
(herein "Declaration"), forms a planned unit development known as.....Legend Hall.....
.....

(Name of Planned Unit Development)

(herein "PUD").

PLANNED UNIT DEVELOPMENT COVENANTS. In addition to the covenants and agreements made in the security instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document required to establish the homeowners association or equivalent entity managing the common areas and facilities of the PUD (herein "Owners Association"); and (iii) by-laws, if any, or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association.

B. Hazard Insurance. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the common areas and facilities of the PUD, any such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any, paid to Borrower.

C. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the security instrument in the manner provided under Uniform Covenant 9.

D. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, consent to:

(i) the abandonment or termination of the PUD;

(ii) any material amendment to the Declaration, trust instrument, articles of incorporation, by-laws of the Owners Association, or any equivalent constituent document of the PUD, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the common areas and facilities of the PUD;

(iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the PUD; or

(iv) the transfer, release, encumbrance, partition or subdivision of all or any part of the PUD's common areas and facilities, except as to the Owners Association's right to grant easements for utilities and similar or related purposes.

E. Remedies. If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant to pay when due planned unit development assessments, then Lender may invoke any remedies provided under the security instrument, including, but not limited to, those provided under Uniform Covenant 7.

IN WITNESS WHEREOF, Borrower has executed this PUD Rider.

George N Bass Jr —Borrower

Frances M. Bass —Borrower