FROM:

Gary L. Mueller, single

TO:

R. Wayne Oldham

PREPARED BY:
Tom G. Coleman, Jr.
Attorney at Law
1702 Parkway Towers
Nashville, Tennessee 37219

BOOK 5178 PAGE 816

Address New Owner R. Wayne Oldham	Send Tax Bills To: Home Federal Savings & Loan	Map-Par Map 142
Unit No. 10 Coronada Condominium	230 Fourth Avenue, North	8-A-10
109 Holly Forest Nashville, Tenn. 37221	Nashville, Tenn. 37219	9D-2163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 12,500.00.

Affiant

Subscribed and sworn to before me this 27 day of July, 1977.

NOTARY PUBLIC

My comm. expires: 8-2-80

CONDOMINUM UNIT DEED

THIS INDENTURE, made and entered into this 27th day of July, 1977, by and between Gary L. Mueller, single, Party of the First Part, and R. Wayne Oldham, Party of the Second Part,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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, their heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee:

BEING part of Coronada, a condominium, as shown on the Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 10 on said Plan, being located at 109 Holly Forest, as established in the Master Deed and Bylaws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, Page 679, and Book 4901, Page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary L. Mueller (single) by deed from James D. Gilmore, of record in Book 4939, Page 883, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest

in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 10 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee.

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed, and Bylaws, and the Rules and Regulations, if any, all of which the Parties of the Second Part do assume and agree to observe and perform, including, but not limited to, the payment of assessments which may be levied against such unit.

TO HAVE AND TO HOLD the aforesaid property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to said Party of the Second Part, their heirs and assigns, in fee simple forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that he is lawfully seized in fee of the aforedescribed property; that he has a good right to sell and convey the same; and that the same is unencumbered, except as follows: Deed of trust of record in Book 4939, Page 702, said Register's Office.

1. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed and Bylaws as of record in Book 4901, Page 679, and Book 4901, Page 702, respectively, and a Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

2. Any and all easements in favor of other unit owners.

3. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed and Bylaws over, through, or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

4. Real estate taxes for the current year, which have been prorated and assumed by Party of the Second Part.

5. The said Master Deed and Bylaws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment. Any purchaser of condominium units constructed on tracts of land added to said condominium pursuant to amendments of said Master Deed may become members of the same condominium as Party of the Second Part and be subject to the same conditions and liabilities and have the same rights and privileges to common areas of Party of the Second Part.

The Party of the First Part further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Party of the Second Part, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of July, 1977.

Gary L. Mueller
GARY L. MUELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Mueller, single, the 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 office at Nashville, Tennessee, this 29 day of July, 1977.

NOTARY PUBLIC

My commission expires: 8-3-80

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IDENTIFICATION REFERENCE

AUG 2 12 46 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

AUG-27	CONV	52,500.00			
AUG-27	S'TAX		B*	136.50	
AUG-27	PR'FEE		B*	.50	
AUG-27	W'DEED		B*	6.00	* 143.00