FROM

JAMES D. GILMORE

TO

JOSEPH D. BAKER, JR.

For draftsman's use

PREPARED BY:
CHAMBERS & WISEMAN
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Baker, Jr. (NAME)	Home Federal Savings & Loan Association (NAME)	Map 142-8-A
121 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 33
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02186

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

AUG 25 12 25 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$51,500.00**** Joseph D. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1977.

Susan M. Graves
Notary Public

MY COMMISSION EXPIRES: 2 November 1977

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 24th day of August, 1977, by and between JAMES D. GILMORE, the Grantor, and JOSEPH D. BAKER, JR., unmarried, his heirs and assigns, the Grantee,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of FIFTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($51,500.00), of which SEVEN THOUSAND FOUR HUNDRED THIRTY-THREE AND 12/100 Dollars ($7,433.12) has been paid in cash by the Grantee hereinabove named, the receipt of which is hereby acknowledged, and for the remainder, the said Grantee has assumed the principal balance of FORTY-FOUR THOUSAND SIXTY-SIX AND 88/100 DOLLARS ($44,066.88) of that certain note payable to Home Federal Savings & Loan Association of Nashville secured by a deed of trust of record in Book 5099, page 196, Register's Office for Davidson County, Tennessee, I, JAMES D. GILMORE, have bargained and sold and do hereby bargain, sell, convey and confirm unto JOSEPH D. BAKER, JR., unmarried, his 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. 33 on said Plan, being located at 121 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 James D. Gilmore by deed from Richard Lamar Brown and wife, Patricia W. Brown, of record in Book 5174, page 641, 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. 33 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 Grantees does 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 Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with the Grantee 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:

1. Deed of trust of record in Book 5099, page 196, Register's Office for Davidson County, Tennessee, the indebtedness secured thereby having been assumed by the Grantee.

2. 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.

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

4. 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.

5. Real estate taxes for the current year, which have been prorated and assumed by the Grantee.

6. 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 the said Master Deed may become members of the same condominium as the Grantee and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of the Grantee.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, ELLA E. GILMORE, hereby join in this conveyance for the express purpose of waiving and releasing any dower, homestead, or like interests which I may have in the above described property.

WITNESS our hands this 24th day of August, 1977.

JAMES D. GILMORE

ELLA E. GILMORE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named JAMES D. GILMORE and wife, ELLA E. GILMORE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 24th day of August, 1977.

NOTARY PUBLIC

My Commission Expires:
2 November 1977

AUG25'77 CONV 51,500.00
AUG25'77 S'TAX B* 133.90
AUG25'77 PR'FEE B* .50
AUG25'77 W'DEED B* 6.00 * 140.40