L# 553,525-8 (Closing Dept.)
RETURN TO HOME FEDERAL

BOOK 5188 PAGE 569

FROM

JEFFREY H. ROSENTHAL and wife, RICKIE A. ROSENTHAL

TO

JOSEPH J. SANNELLA and wife, ELEANOR KAYE SANNELLA

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Sannella et ux. (NAME)	Home Federal Savings & Loan Association (NAME)	Map 142-8-A
111 Bear Track (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 23
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02176

E 22557

IDENTIF. REFERENCE

AUG 25 3 07 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 54,000.00*** Jeffrey H. Rosenthal
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2 November 1977
(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 24th day of August, 1977, by and between JEFFREY H. ROSENTHAL and wife, RICKIE A. ROSENTHAL, the Grantors, and JOSEPH J. SANNELLA and wife, ELEANOR KAYE SANNELLA, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of FIFTY-FOUR THOUSAND AND NO/100 DOLLARS ($54,000.00), cash in hand paid by the Grantees hereinabove named, the receipt of which is hereby acknowledged, we, JEFFREY H. ROSENTHAL and wife, RICKIE A. ROSENTHAL, have bargained and sold and do hereby bargain, sell, convey, and confirm unto JOSEPH J. SANNELLA and wife, ELEANOR KAYE SANNELLA, 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. 23 on said Plan, being located at 111 Bear Track, 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 Jeff Rosenthal and wife, Rickie Rosenthal, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 4963, page 428, Register's Office for Davidson County, Tennessee.

The said Jeff Rosenthal and wife, Rickie Rosenthal, are one and the same persons as Jeffrey H. Rosenthal and wife, Rickie A. Rosenthal.

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. 23 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, said Register's Office.

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 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 Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS do hereby covenant with the Grantees that they are lawfully seized in fee of the aforedescribed property; that they have a good right to sell and convey the same; and that the same is unencumbered except as follows:

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 the Grantees.

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 the said Master Deed may become members of the same condominium as the Grantees 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 Grantees.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Jeffrey H. Rosenthal / Joyce B. Hobbs

JEFFREY H. ROSENTHAL, by Joyce B. Hobbs pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County.

Rickie A. Rosenthal / Joyce B. Hobbs

RICKIE A. ROSENTHAL, by Joyce B. Hobbs pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County.

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 JEFFREY H. ROSENTHAL and RICKIE A. ROSENTHAL, by and through their attorney-in-fact, JOYCE B. HOBBS, 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.

Susan M. Beard
NOTARY PUBLIC

My Commission Expires:
2 November 1977

AUG25	CONV	54,000.00			
AUG25	S'TAX		B*	140.40	
AUG25	PR'FEE		B*	.50	
AUG25	W'DEED		B*	6.00	* 146.90