Mail

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
Nashville, TN 37219

BOOK 5205 PAGE 559

ADDRESS NEW OWNER AS FOLLOWS:
Charles J. Sanders III
131 Holly Forest
Nashville, TN 37221

SEND TAX STATEMENTS:
Home Federal Savings & Loan Assn.
230 Fourth Avenue, North
Nashville, TN 37219

Map-Parcel Numbers
09D 02191
Map 142-8-A
Parcel 38

CONDOMINIUM UNIT DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, MARY VIRGINIA SANDERS, has bargained and sold and does hereby bargain, sell, convey, and confirm unto CHARLES J. SANDERS III, his heirs and assigns, all of her right title and interest in and to 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 said County, and being more particularly described as follows:
>
> Unit No. 38 on said Plan, being located at 131 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 Charles J. Sanders III and wife, Mary Virginia Sanders, by deed from James D. Gilmore, of record in Book 5082, page 824, said Register's Office.

The parties hereto are husband and wife, and Grantor does by this conveyance convey to Grantee all of her interest of every kind in said parcel of real estate, and every other right growing out of said marital relationship, so as to vest the entire interest of the parties hereto in Grantee.

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. 38 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 Grantee 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 cthereunto belonging or in any wise appertaining, to said Grantee, his heirs and assigns, in fee simple forever.

Grantor does hereby covenant that she is lawfully seized in fee of said interest in the aforesdescribed property; that she has 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. 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 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 Grantee.

5. Note executed by Grantor and Grantee to Home Federal Savings & Loan Association secured by deed of trust of record in Book _____, page ____, said Register's Office; and which Grantee assumes and agree to pay.

OCT-5[illegible]	CONV	*7,500.00			
OCT-5[illegible]	S'TAX		B*	19.50	
OCT-5[illegible]	PR'FEE		B*	.50	
OCT-5[illegible]	W'DEED		B*	6.00	* 26.00

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend said interest in said property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of September, 1977.

Mary Virginia Sanders
Mary Virginia Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Roy A. Miles, Jr, a Notary Public within and for the State and County aforesaid, Mary Virginia Sanders, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 4th day of October, 1977.

Roy A. Miles, Jr.
Notary Public

ROY A. MILES, JR. NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
June 30, 1979

IDENTIF. REFERENCE
OCT 5 8 52 AM '77
FELIX Z. ... DAVIDSON ...
E 29519

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7500.

CB/Hydella Jr
Affiant

Subscribed and sworn to before me the 4th day of October, 1977.

Christine Miller
Notary Public

My commission expires:
10-29-77