GEORGETOWN OF NASHVILLE UNIT WARRANTY DEED

BOOK 5236 PAGE 979

FROM: GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP
TO:

Beryl V. Waller and wife, Geneva C. Waller

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beryl V. Waller and wife Geneva	Beryl V. Waller	
(NAME)	(NAME)	
1612 Tynewood Dr.	1612 Tynewood Dr.	131-1-119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	37215 Nashville,Tenn.	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON } ss.:

The actual consideration or value, whichever is greater, for this transfer is $ 33,500.00

Subscribed and sworn to before me, this the 23 day of Dec., 19 77

Geneva C. Waller
Affiant

My commission expires: 4-25-80 (Affix seal)

Notary Public

(FOR REGISTER'S USE)

A.C.W.

FOR AND IN CONSIDERATION of the sum of Thirty-three Thousand Five Hundred and 00/100 DOLLARS and other good and valuable considerations, cash in hand paid by Beryl V. Waller and wife, Geneva C. Waller (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned, GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP, an Illinois limited partnership, acting by and through its General Partner, 5025 Hillsboro, Inc. (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto the said Beryl V. Waller and wife, Geneva C. Waller, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 175 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449 % interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 21A.

Being part of the same property conveyed to Georgetown of Nashville Limited Partnership by deed from 109 Corporation, of record in Book 5208, page 421, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325, and its attendant By-Laws of record in Book 5211, page 345, respectively, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Grantee does hereby transfer, sell and assign unto Grantor all of his/her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Grantor at 5025 Hillsboro Road, Nashville, Tennessee, 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to;

1. 19 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws., and rights of occupants.

3. Matters shown on Condominium Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for said County.

unimproved ( )

This is improved ( )property, known as 5025 Hillsboro Rd.,Nashville,Tenn.37215
(Number) (Street) P.O. Address (City) (Zip)

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Beryl V. Waller & wife,Geneva C. heirs and assigns, forever. Beryl V.Waller and wife, Waller

And Grantor does covenant with the said Geneva C. Waller that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Beryl V.Waller and wife, Geneva C.Waller, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 23 day of Dec. , 19 77

GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP

BY: 5025 Hillsboro, Inc. (General Partner)

By: Bruce E. Kinney
Vice-President

ATTEST: Carol Gordon
Assistant Secretary

STATE OF Illinois
COUNTY OF Cook } ss.:

Before me, the undersigned Notary Public for said County and State, personally appeared Bruce E. Kinney with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of 5025 Hillsboro, Inc., the general partner of GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP, the within bargainor, an Illinois limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as Vice President of the said general partner, and acknowledged that he, as such Vice President, executed the foregoing instrument on behalf of GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP, as the free act and deed of GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP, for the purpose therein contained, by signing the name of said corporation on behalf of GEORGETOWN OF NASHVILLE LIMITED PARTNERSHIP, as general partner, by himself as Vice President.

WITNESS my hand and seal, at office in Chicago, Illinois, this 23 day of Dec. , 19 77

Genevieve Gordon
NOTARY PUBLIC FOR Cook COUNTY, ILL.

MY COMMISSION EXPIRES:

9-20-81

33,500.00 B* 87.10
B* .50
B* 4.00 * 91.60

DEC27 75 STAX CONV
DEC27 75 PR'FEE
DEC27 75 W'DEED

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

IDENTIF. REFERENCES
Dec 27 12 06 PM '77
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 43358