Prepared by:
Michael J. Philbin, Atty.
300 James Robertson Parkway
Nashville, Tennessee 37219

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Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Nos.:
John G. Croom, et ux 2069 Nashboro Boulevard Nashville, Tenn 37217	TVB Mortgage Corp. P O Box 2546 Nashville, Tenn 37219	2D-65959 and 2D-65960

LIMITED WARRANTY DEED

WITNESSETH: That 2154 Trading Corporation as GRANTOR, a New York Corporation, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto John G. Croom and wife Estelle L. Croom, their heirs and assigns, as GRANTEE (S), an interest in all that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee Said interest being Unit 2069 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Carport Garage Unit No. 2069 G of said Condominium, as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, Recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM. This is improved property known as 2069 Nashboro Boulevard , Nashville, Tennessee, and it is part of the same property conveyed to 2154 Trading Corporation by deed of record in Deed Book 4981, page 414 and by instrument of correction in Book 5078, page 522, respectively, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all of the provisions of said Master Deed and the provisions of the Horizontal Property Act, Tennessee Code Ann.64-2701, et seq. and the subsequent legally adopted amendments to said Master Deed, which provisions the GRANTEE(S) herein assume(s) and agree(s) to observe and perform, and to all zoning ordinances, easements and restrictions of record,and all ad valorem taxes for the current year.

To have and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) their heirs and assigns, forever, and GRANTOR does covenant that it is lawfully seized and possessed of said property, has a right to convey it and that it will warrant and forever defend the title to said tract or parcel of land unto the said GRANTEE(S) their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise, with the exception of those encumberances created by the GRANTOR and hereabove set forth.

IN WITNESS WHEREOF the GRANTOR, 2154 Trading Corporation has caused this instrument to be executed by their duly authorized officer this 23rd. day of December 1977.

2154 TRADING CORPORATION

C.E. Sayres
Vice President

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, C.E. Sayres with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of 2154 Trading Corporation, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing Limited Warranty Deed by the said C.E. Sayres as such Vice President.

WITNESS my hand and seal at office in Dekalb County, Georgia, this 23rd. day of December 1977.

Notary Public Georgia State at Large
My Commission Expires 6-11-81

Mary R. Hunter
Notary Public

My commission expires: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $ 38,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale. Sworn to and subscribed before me this 28th day of December 1977.

John G. Croom Estelle L. Croom
Affiant (Buyer(s)
John G. Croom Estelle L. Croom

Notary Public

My Commission expires: 11-6-79.

E 4371.5

IDENTIF. REFERENCE

DEC 20 4 15 PM '77

DAVID M. CRAIGMILES
REGISTER
DAVIDSON COUNTY, TENN.
FEE $ 2.00

DEC 287	CONV	38,000.00			
DEC 287	S'TAX		B*	38.80	
DEC 287	PR'FEE		B*	.50	
DEC 287	W'DEED		B*	4.00	* 103.30

From:
154 Trading Corporation

To:

For:
VB Mortgage Corporation
Box # 4