BOOK 5238 PAGE 252

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Connell E. Horn and wife,
Marjorie C. Horn

TO

Horace S. Greene and wife,
Gladys M. Greene

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace S. Greene and wife (NAME)	Horace S. Greene (NAME)	160-14-A
5653 Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	5653 Oaks Drive (STREET ADDRESS)	4-CO
Brentwood Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood Tenn. 37027 (CITY) (STATE) (ZIP)	

Mail

E 43904

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

DEC 29 3 26 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 69,750.00 Horace S. Greene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1977.

June D McKinley
Notary Public

MY COMMISSION EXPIRES: April 8 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC29F	CONV	69,750.00			
DEC29F	S'TAX		B*	131.22	
DEC29F	PR'FEE		B*	.50	
DEC29F	W'DEED		B*	8.00	* 139.72

We, Connell E. Horn and wife, Marjorie C. Horn

have bargained and sold, and by these presents do transfer and convey unto the said

Horace S. Greene and wife, Gladys M. Greene

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, comprising a portion of Highlands Courts, said project having been established as a Horizontal Property Regime by Master Deed Regime by Master Deed and Declaration and By-Laws dated the 30th day of April 1976, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5024, page 549, and said premises being more particularly described as follows:

BUILDING SITE 4 of said project as shown on the Plan recorded in Book 4860, page 101, said Register's Office, excepting and reserving any portion of the common elements lying within said Building Site and easements through said Building Site appurtenant to the common elements and other Building Sites, all as set forth in the Declaration and an undivided 6.25% interest appurtenant to the building sites in all common elements of said project as described in said Declaration including the land described below:

SAID BUILDING SITE 4 fronts 130 feet on the westerly margin of Oakes Drive and extends back between parallel lines 72.0 feet to a rear line which measures 130.0 feet.

Being the same property conveyed to Connell E. Horn, by deed from Lewis D. Pride, Trustee, of record in Book 5161, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:Limitations and conditions imposed by the "Horizontal Property Act" as set out in the Code Sections 64-2701, et seq. of the Tennessee Code Annotated, as amended.

The Plan of record in Book 4860, page 101, said Register's Office, which shows an Owner's Certifiate, a 32 foot minimum building setback line from Oakes Drive; a 5 foot minimum building setback line from the northerly line and 20 foot minimum building setback line from the easterly line, a 5 foot minimum building setback line from the westerly line and a 20 foot easement for wall along the easterly line of said lot, and indicates the building site.

Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed of Highlands Courts Condominium, an Horizontal Property Regime, filed January 31, 1974, and recorded in Book 5024, page 549, said Register's Office, and the plat recorded in Book 4860, page 101, said Register's Office, and the by-laws of the Association of owners of Highlands Courts, as recorded in Book 5024, page 557, Register's Office for said County.

Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in Master Deed of record in Book 5024, page 549, Register's Office for Davidson County, Tennessee.

Form No. WD3a

BOOK 5238 PAGE 254

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town) _____ (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace S. Greene and wife, Gladys M. Greene their heirs and assigns, forever.

And we do covenant with the said Horace S. Greene and wife, Gladys M. Greene that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out herein.

And we, Connell E. Horn and wife, Marjorie C. Horn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Horace S. Greene and wife, Gladys M. Greene their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 29th day of December, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Connell E. Horn

Connell E. Horn

Marjorie C. Horn

Marjorie C. Horn

Form No. WD3b

BOOK 5238 PAGE 255

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connell E. Horn and wife, Marjorie C. Horn

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of December, 1977.

June D McKinney, Notary Public

June D. McKinney Notary Public Davidson County, Tennessee

Commission Expires April 8, 1978

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared.....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....

.....of the.....,

the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

....., Notary Public.

Commission expires.....