THIS INSTRUMENT WAS PREPARED BY:

BOOK 5245 PAGE 696

ALAN L. SATURN, Esquire, 20th Floor, First American Center, Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN BIVINS	S A M E	
(NAME:) 706 Albar Drive	(NAME:)	142-6-C
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37221	(STREET ADDRESS)	35
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

CONDOMINIUM UNIT WARRANTY DEED

FOR AND IN CONSIDERATION of the Sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged BARRY CONSTRUCTION COMPANY, a Tennessee Corporation, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto

KAREN BIVINS and father, GEORGE E. BIVINS

hereinafter called the GRANTEES, their heirs successors and assigns, a certain condominium unit, located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Condominiums, Section IV, as of record in Plat Book 5050, page 61, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 23-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5124, page 767, and as made applicable to Section IV, in Book 5157, page 252, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-laws appended thereto recorded in Book 5011, page 395, as amended in Book 5157, page 252, and Book 5157, page 254, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to Barry Construction Company, a Tennessee Corporation, by deed from Barry Zeitlin and wife, Linda Zeitlin, in Book 5007, page 314, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 23-B, 706 Albar Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said unit in fee simple have a good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hands this 23rd day of January, 1978.

BARRY CONSTRUCTION COMPANY

By Barry Zeitlin
Barry Zeitlin, President

E 47287

IDENTIF. REFERENCE

JAN 24 12 53 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

BOOK 5245 PAGE 697

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BARRY ZEITLIN, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the BARRY CONSTRUCTION COMPANY, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said BARRY ZEITLIN, as such President, and attesting the same by the said BARRY ZEITLIN as such President.

Witness my hand and official seal at Nashville, Tennessee, on this the 23rd day of January, 1978.

Notary Public

My Commission Expires: 10/28/78

JAN24'78	CONV	29,900.00		
JAN24'78	S'TAX	B*	77.74	
JAN24'78	PR'FEE	B*	.50	
JAN24'78	W'DEED	B*	4.00	* 82.24

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $ 29,900.00.

x
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 1978.

Notary Public

My Commission Expires: 10/28/78

(Affix Seal)