PLEASE RETURN TO HOME FEDERAL
LAON 553-873-0

FROM

WILLIAM T. GILMORE AND WIFE,

SARAH GILMORE

TO

NANCY J. EATON, UNMARRIED

For draftsman's use

PREPARED BY:
CHAMBERS & WISEMAN
First American Center
Twelfth Floor
Nashville, Tennessee 37238

BOOK 5250 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy J. Eaton (NAME)	Home Federal Savings & Loan Association (NAME)	Map 142-8-A
107 Bear Track (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 25
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 49691

IDENTIF. REFERENCE

FEB 8 3 10 PM '78

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

$ 53,500.00*** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 19 78

Susan D. Garza
Notary Public

MY COMMISSION EXPIRES: 9/21/81

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 2nd day of February, 1978, by and between WILLIAM T. GILMORE AND WIFE, SARAH GILMORE, the Grantors, and NANCY J. EATON, UNMARRIED, her heirs and assigns, the Grantee,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of FIFTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($53,500.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTORS have bargained and sold and do hereby bargain, sell, convey, and confirm unto GRANTEE, her heirs and assigns, 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 Davidson County, Tennessee, and being more particularly described as follows:

UNIT NO. 25 on said Plan, being located at 107 Bear Track, 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 William T. Gilmore and wife, Sarah Gilmore, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 4966, page 867, Register's Office for Davidson County, Tennessee.

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. 25 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

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 thereunto belonging or in any wise appertaining, to said Grantee, her heirs and assigns, in fee simple, forever.

The said Grantors do hereby covenant with the said Grantee that they are lawfully seized in fee of the aforedescribed property; that they have 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. Real estate taxes for the current year, which have been prorated and assumed by Grantee.

5. 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 the Grantee.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of February, 1978.

William T. Hilmore /Joyce B. Hobbs

WILLIAM T. GILMORE, by Joyce B. Hobbs, pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County.

Sarah Hilmore /Joyce B. Hobbs

SARAH GILMORE, by Joyce B. Hobbs, pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County.

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STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named WILLIAM T. GILMORE and SARAH GILMORE, by and through their attorney-in-fact, JOYCE B. HOBBS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 2nd day of February, 1978.

Susan B. Seal
NOTARY PUBLIC

My Commission Expires:
Sept. 21, 1981

FEB-8 78	CONV	53,500.00			
FEB-8 78 S'TAX			B*	139.10	
FEB-8 78 PR'FEE			B*	.50	
FEB-8 78	W'DEED		B*	6.00	* 145.60