E 5 0 9 2 9

IDENTIF. REFERENCE

FEB 16 1 28 PM '78

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
Maclin P. Davis, Jr., Attorney
Twenty-First Floor
One Commerce Place
Nashville, Tennessee 37239

BOOK 5253 PAGE 509

D E E D

MAP 104-10-C
Par-1 2s

Send tax bills to new owner as follows:

Mrs. Libby Comer
3529 Richardson Avenue
Nashville, Tennessee 37205

Address of property:

3529 Richardson Avenue
Nashville, Tennessee 37205

FEB 16 MISC B* 6.00 * 6.00

PURSUANT TO Decree of the Fourth Circuit Court for Davidson County, Tennessee, entered January 19, 1978, in Case No. 87458, entitled Libby Oldham Comer v. Thomas Wickliffe Comer, and for good and valuable consideration, I, T. W. COMER, hereby transfer and convey unto LIBBY O. COMER, all my right, title and interest in and to the following real estate situated in Nashville, Davidson County, Tennessee, described as follows:

Unit C-1 on the revised plan of Elmington Condominium Tract of record in Plat Book 4300, Page 200, Register's Office for Davidson County, Tennessee, which Unit C-1 is shown and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominiums, including the Surveyor's Plans and the Administrative By-Laws thereto attached and exhibited, recorded in Book 4486, Pages 553-566, said Register's Office, which Master Deed and By-Laws are made applicable to the plan of record in Book 4300, Page 200, by instrument of record in Book 4673, page 102, said Register's Office;

Together with all the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Surveyor's Plans and Administrative By-Laws, including such unit's undivided percentage interest in the land and general common elements;

Subject to all the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, Surveyor's Plans and Administrative By-Laws thereunto attached, and to the Rules and Regulations, all of which the Grantee does assume and agree to observe and perform, including but not limited to the payment of assessments.

BEING the same property conveyed to T. W. Comer and wife Libby O. Comer, by deed from Miller Kimbrough, Jr., and wife of record in Book 4697, Page 493, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto said Libby O. Comer, her heirs and assigns in fee simple forever.

I convenant with the said Libby O. Comer that I am lawfully seized and possessed of all interest in said real estate except for the interest heretofore owned by the said Libby O. Comer; that I have a good right to convey my said interest and that the same is unencumbered except for the conditions, covenants, restrictions, options, burdens and undertakings contained in Master Deed of record in Book 4486, Page 547-552, Register's Office for Davidson County, Tennessee, By-Laws of Elmington Condominium of record in Book 4486, Pages 553-566, said Register's Office, easements in favor of other unit owners, all sewer, water, electrical, telephone and other utility easements over, through or upon said property and building thereon or to serve some or all of the units therein; and I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said real estate to the said Libby O. Comer, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have executed this instrument this 13th day of Feb, 1978.

T. W. Comer

T. W. COMER

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Jayet Smithson, a Notary Public in and for said County and State, the within named T. W. Comer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness My Hand and official seal at Nashville, this 13th day of February, 1978.

Jayet Smithson
Notary Public

JAYCE V. SMITHSON NOTARY PUBLIC AT LARGE STATE OF TENN.

MY COMMISSION EXPIRES: 11/16/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MACLIN P. DAVIS, JR., being first duly sworn, makes oath that the property transferred in the above deed was previously owned as tenants by the entireties.

Maclin P. Davis, Jr.
MACLIN P. DAVIS, JR.

Sworn to and subscribed before me this 14th day of February, 1978.

Carla Finnessey
Notary Public

CARLA FINNESSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: Sept 6- 1981