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

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Address New Owner(s) as follows:
James R. Tegarden
2045 Nashboro Boulevard
Nashville, Tenn 37217

Send Tax Bills To:
TVB Mortgage Corp.
P O Box 2546
Nashville, Tenn 37219

Map-Parcel Nos.:
2 D-65937
2D-65917

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 James R. Tegarden and wife Betty B. Tegarden, 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 2045 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit No. 2021 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 2045 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 day of February 1978.

2154 TRADING CORPORATION NEW YORK CORPORATE SEAL 1969

C E Sayer
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. Sayer 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. Sayer as such Vice President.

WITNESS my hand and seal at office in Atlanta Georgia, this 21st day of February 1978.

NOTARY PUBLIC GEORGIA STATE AT LARGE

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,500.00 . This is equal to or greater than the property would bring at a fair and voluntary sale. Sworn to and subscribed before me this 1st day of March 1978.

James R. Tegarden, Betty B. Tegarden
Affiant (Buyer(s))

NOTARY PUBLIC STATE OF TENN. AT LARGE

James R. Tegarden Betty B. Tegarden

Notary Public

My Commission expires: 11-6-79.

E53022

IDENTIF. REFERENCE

MAR 3 8 24 AM '78

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

From:
2154 Trading Corporation

To:

For:
FVB Mortgage Corporation
Box # 4

MAR-3-78	CONV	35,500.00			
MAR-3-78	S'TAX		B*	92.30	
MAR-3-78	PR'FEE		B*	.50	
MAR-3-78	M'DEED		B*	4.00	* 96.80

Filed