THIS INSTRUMENT WAS PREPARED BY: JOHN D. LENTZ, Attorney-at-Law, 226 Third Avenue, North, Fourth Floor, Nashville, Tennessee 37201 (Phone: 327-2626)

WARRANTY DEED

BOOK 5278 PAGE 572

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. Kelley Pearson, II	TVB Mortgage Corporation	2D-65918 and
(NAME:)	(NAME:)	
2023 Nashboro Boulevard	P. O. Box 2546	2D-65919
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100ths ----------
---------- *DOLLARS*
cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Leonard E. Cowling and wife, Carolyn S. Cowling hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto the said S. Kelley Pearson, II, an unmarried person, hereinafter called the grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2023 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, AND Garage Unit No. 2023 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 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 herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 27 day of April 19 78

My commission expires: 1-18-1982 (Affix Seal)

Affiant

Lee Ann Hollingsworth
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

taxes for the current year.

Being the same property conveyed to Leonard E. Cowling and wife, Carolyn S. Cowling by deed from 2154 Trading Corporation of record in Book 5245, page 304, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2023 Nashboro Boulevard, Nashville, Tennessee 37217
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Grantee ..... *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.*

And we, Leonard E. Cowling and wife, Carolyn S. Cowling ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Leonard E. Cowling

X Carolyn S. Cowling
Carolyn S. Cowling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5278 PAGE 574

Personally appeared before me, Lee Ann Hollingsworth, a Notary Public in and for said County and State, the within named Leonard E. Cowling and wife, Carolyn S. Cowling

the bargainor S., 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 6th day of April, 19 78

Lee Ann Hollingsworth, Notary Public.

Commission Expires 1-18-1982

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.....

BOOK 5278 PAGE 575

WARRANTY DEED

FROM

LEONARD E. COWLING and wife,

CAROLYN S. COWLING

TO

S. KELLEY PEARSON, II

E 6 2 2 3 1

IDENTIF. REFERENCE

APR 27 2 10 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

APR27 78	CONV	42,000.00			
APR27 78	S'TAX		B*	109.20	
APR27 78	PR'FEE		B*	.50	
APR27 78	W'DEED		B*	8.00	* 117.70