# CONDOMINIUM UNIT DEED

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Eighteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

FROM: Roger Heeren and wife, Catherine L. Heeren

TO: Kenneth Lyons and wife, Arlene G. Lyons

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Kenneth and Arlene G. Lyons<br>6930 Highland Park<br>Nashville, Tennessee | Same | 143-3-B-45<br>Field Book Numbers<br>9DZ63462 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

W. R. Terry
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of December, 1978.

Notary Public

My Commission Expires: 5-13-79

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Two Hundred Sixteen & 78/100 ($15,216.78) Dollars, and assumption by the Grantees of all liabilities for payment of an indebtedness owed by Roger Heeren and wife, Catherine L. Heeren, to Commerce Union Bank, which indebtedness is evidenced by a note dated June 25, 1974, the unpaid principal balance of which on this date is $36,783.22, the payment of which note is secured by a Deed of Trust appearing of record in Book 4829, page 87, Register's Office for Davidson County, Tennessee, Roger Heeren and wife, Catherine L. Heeren, have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Lyons and wife, Arlene G. Lyons, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A part of Harpeth Glen Condominium Tract as shown per plat of record in Plat Book 4675, page 64, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 6930 in a horizontal property regime which is located on the plat of Phase III, Harpeth Glen Condominium, of record in Book 4675, page 64, Register's Office for Davidson County, Tennessee, reference to which is hereby made. Together with each and all of the rights, privileges, and appurtenances thereto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws including without limitation such unit's undivided percentage interest in the land and general common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the Rules and Regulations, all of which the grantees do assume and agree to observe and perform, including, but not limited to, the payment of assessments;

Being the same property conveyed to Roger Heeren and wife, Catherine L. Heeren, by deed from Harpeth Glen Corporation, of record in Book 4829, page 82, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof and to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation or conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing the Horizontal Property Regime of Harpeth Glen Corporation of record in Book 4546, page 658, and amended by instrument of record in Book 4630, page 504, and further amended in Book 4775, page 384, and further amended in Book 5178, page 138, said Register's Office. Included among these instruments are reservations for certain twenty-foot wide access easements and twenty-foot wide public sewer easements.

This is improved property, known as 6930 Highland Park, Nashville, Tennessee.

TO HAVE AND TO HOLD the said unit with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Lyons and wife, Arlene G. Lyons, their heirs, successors, and assigns, forever.

And we do covenant with the said Kenneth Lyons and wife, Arlene G. Lyons, that we are lawfully seized and possessed of said unit in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind our heirs, successors, and representatives, to warrant and forever defend the title to the said unit to the said Kenneth Lyons and wife, Arlene G. Lyons, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28 day of April, 1978.

Roger Heeren

Roger Heeren

Catherine L. Heeren

Catherine L. Heeren

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth K. Pugh, a Notary Public in and for said County and State, the within named ~~Roger Heeren, and~~ wife, Katherine L. Heeren, the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of April, 1978.

Elizabeth K. Pugh
Notary Public

My Commission Expires: 3-10-79

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Kirmon A. Jones, a Notary Public in and for said County and State, the within named Roger Heeren, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1978.

Kirmon A. Jones
Notary Public

My Commission Expires: 5-13-79

E62489

IDENTIF. REFERENCE

APR 28 3 04 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

APR28[82] CONV 52,000.00
APR28[83] S'TAX B* 135.20
APR28[84] PR'FEE B* .50
APR28[92] W'DEED B* 6.00 * 141.70