FROM

EARL R. HARFORD

TO

RICHARD B. MAXWELL AND
WIFE, KATHRYN M. MAXWELL

For draftsman's use

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

BOOK 5280 PAGE 532

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Maxwell etux (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
143 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 44
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02197

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

MAY 3 12 19 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

$68,500.00 *** Richard B Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1978

Susan D. Searson
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 2nd day of May, 1978, by and between EARL R. HARFORD, the Grantor, and RICHARD B. MAXWELL and wife, KATHRYN M. MAXWELL, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SIXTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($68,500.00), of which the sum of TWENTY THOUSAND TWO HUNDRED FORTY-ONE AND 15/100 DOLLARS ($20,241.15) has been cash in hand paid by the Grantees hereinabove named, the receipt of which is hereby acknowledged, and for the balance of FORTY-EIGHT THOUSAND TWO HUNDRED FIFTY-EIGHT AND 85/100 DOLLARS ($48,258.85) said Grantees have agreed to assume and pay the remaining principal balance of that certain note payable to Home Federal Savings & Loan Association of Nashville secured by a deed of trust of record in Book 5070, page 769, Register's Office for Davidson County, Tennessee, I, EARL R. HARFORD, have bargained and sold and do hereby bargain, sell, convey, and confirm unto RICHARD B. MAXWELL and wife, KATHRYN M. MAXWELL, their 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. 44 on said Plan, being located at 143 Holly Forest, 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 Earl R. Harford by deed from Howard E. Smith, Jr. and wife, Mary E. Smith, of record in Book 5167, page 1, 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. 44 contained within the 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 Grantees do 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 Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with the Grantees that he is lawfully seized in fee of the aforedescribed property; that he has a good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Deed of trust of record in Book 5070, page 769, Register's Office for Davidson County, Tennessee, securing an indebtedness to Home Federal Savings & Loan Association of Nashville, which Grantees have agreed to assume and pay.

2. 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.

3. Any and all easements in favor of other unit owners.

4. 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.

5. Real estate taxes for the year 1978, which have been prorated and assumed by Grantees.

6. 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 Grantees 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 Grantees.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, JENNIFER L. FOX-HARFORD, hereby join in this conveyance for the express purpose of releasing, relinquishing, and conveying any and all marital rights which I may have in the subject property.

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

EARL R. HARFORD

JENNIFER L. FOX-HARFORD, by Earl R. Harford, pursuant to power of attorney of record in Book 5289, page 531, Register's Office for Davidson County, Tennessee.

MAY-3 78 CONV 68,500.00
MAY-3 78 S'TAX B* 178.10
MAY-3 78 PR'FEE B* .50
MAY-3 78 W'DEED B* 6.00 * 184.60

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, SUSAN M. PEARSON, a Notary Public within and for the State and County aforesaid, the within named EARL R. HARFORD, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires:

Sept. 21, 1981

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, SUSAN M. PEARSON, a Notary Public within and for the State and County aforesaid, personally appeared EARL R. HARFORD, to me known to be the person who executed the foregoing instrument in behalf of JENNIFER L. FOX-HARFORD and acknowledged that he executed the same as the free act and deed of said JENNIFER L. FOX-HARFORD, pursuant to power of attorney of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

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

NOTARY PUBLIC

My Commission Expires:

Sept. 21, 1981