BOOK 5304 PAGE 209

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles S. Foster, Unmarried

TO

William Ronald Nichols and wife,
Deana R. Nichols

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNE' (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ronald Nichols (NAME)	Commerce Union Bank (NAME)	Map 16 -9-B
5600 Country Drive Unit 191-Building 1 (STREET ADDRESS OR ROUTE NUMBER)	Main St (STREET ADDRESS)	Parcel 104
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville Tn (CITY) (STATE) (ZIP)	5DU-56101

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 28 8 06 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 7.3598.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 36,587.54 William R Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1978.

Virginia D Sloan
Notary Public

MY COMMISSION EXPIRES April 26, 1980

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------**DOLLARS**

cash in hand paid by William Ronald Nichols and wife, Deana R. Nichols, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Commerce Union Bank on a promissory note secured by a deed of trust to J. G. Palmer, Trustee, of record in Book 5074, page 130, Register's Office for Davidson County, Tennessee, I, CHARLES S. FOSTER, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM RONALD NICHOLS AND WIFE, DEANA R. NICHOLS, THEIR

heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Townhouse No. 191, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, said Register's Office, to which plan reference is here made.

Being the same property conveyed to Charles S. Foster, Unmarried by deed from Randall Phillips Builders, Inc., of record in Book 5074, page 130, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, 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 all conditions, covenatns, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.

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WD-2

This is ( ) unimproved (X) improved property, known as Unit 191, Build, 1, 5600 Country Drive, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Ronald Nichols and wife, Deana R. Nichols, their heirs and assigns, forever.

And I do covenant with the said William Ronald Nichols and wife, Deana R. Nichols, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Ronald Nichols and wife, Deana R. Nichols, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of June, 1978

Charles S. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Foster

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 24th day of June, 1978

Virginia J. Sloan, Notary Public.

Commission expires April 25, 1980

JUN28 78 CONV 36,587.54
JUN28 78 S'TAX B* 95.16
JUN28 78 PR'FEE B* .50
JUN28 78 W'DEED B* 4.00 * 99.66

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