THIS INSTRUMENT PREPARED BY:
Herman L. Trautman
Attorney and Counselor
Vanderbilt Law School Bldg.,
Nashville, Tn. 37240

BOOK 5307 PAGE 132

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Numbers
Barbara Ann Meadows The Coach House Apt. #15, Building B 523 Harding Place Nashville, Tennessee 37211	Home Federal Savings and Loan Assn. 230 Fourth Avenue North Nashville, Tn. 37219	Map 147-2-A Par. 15

For and in consideration of the sum of Ten and no/100 Dollars cash in hand paid by Barbara Ann Meadows and other valuable considerations including the assumption by Barbara Ann Meadows of the unpaid balance on a certain note described in and secured by a deed of trust to Attorney's Title Company, Inc., Trustee, encumbering the hereinafter described property, of record in Book 4899, page 506, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged,

I, Eula M. Garrett, an unmarried person, have this day bargained and sold, and do hereby transfer and convey unto the said Barbara Ann Meadows, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 15, Building Number B, in The Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, Register's Office of Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675, page 107, said Register's Office, said Master Deed being amended by instruments of record in Book 4813, page 964, in Book 5100, page 894, and in Book 5100, page 897, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eula M. Garrett, a single woman, by deed from Delmas K. Bach and wife, Sandra Kay Bach, of record in Book 5165, page 794, Register's Office for Davidson County, Tennessee. Subject to:

1. All terms and provisions of the Master Deed and By-Laws for The Coach House, a condominium, of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, as amended by instruments of record in Book 4813, page 964, in Book 5100, page 894, and in Book 5100, page 897, all of record in the Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of The Coach House Association, Inc. of record in Corporate Book Volume 0-29, page 7299, in the office of the Secretary of the State of Tennessee, and in Book 4813, page 686, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

3. All easements and restrictions as set forth in the plan of record for The Coach House, of record in Book 4675, page 107, in the Register's Office for Davidson County, Tennessee.

Barbara Ann Meadows by acceptance of this deed hereby joins in and accepts and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Barbara Ann Meadows further agrees hereby to pay all assessments whether special or general which are hereafter levied by The Coach House, a condominium, or by The Coach House Association, Inc., or their successors or assigns.

JUL-5 78	CONV	32,300.00			
JUL-5 78	S'TAX		B*	83.98	
JUL-5 78	PR'FEE		B*	.50	
JUL-5 78	W'DEED		B*	4.00	* 88.48

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $32,300.00.

Subscribed and sworn to before me, this the 29th day of June, 1978.

Barbara A. Meadows
Affiant

My commission expires:
4-18-82

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

This is improved property, known as The Coach House, Apt. No. 15, Building B, 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Barbara Ann Meadows, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as mentioned above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Barbara Ann Meadows, her heirs and assigns, against the lawful claims of all persons.

Witness my hand on this the 29 day of June, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eula M. Garrett

Eula M. Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Douglas A. Bra a Notary Public in and for said County and State, Eula M. Garrett, an unmarried person, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1978.

Douglas A. Bra

Notary Public

Commission expires:

4-18-82

U.S.A. NOTARY PUBLIC DAVIDSON COUNTY

E 74856

IDENTIF. REFERENCE

JUL 5 10 35 AM '78

FELIX Z [illegible] CLERK

DAVID [illegible] COUNTY, TENN.