BOOK 5323 PAGE 994

113108-6

WINDSOR TOWER CONDOMINIUM
UNIT WARRANTY DEED

FROM: WINDSOR TOWER, INC.
TO:

Eleanor J. Simmons, unmarried

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor J. Simmons, unmarried	Fidelity Federal	103-16-18-311
(NAME)	(NAME)	
4215 Harding Road #311	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205	Nashville, Tn. 37219	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

State of Tennessee
County of Davidson ss:

The actual consideration or value, whichever is greater, for this transfer is $ 54,400.00

Subscribed and sworn to before me, this the 4th day of August 1978

Eleanor Simmons
Affiant

My commission expires: 2-23-81
(Affix seal)

Kathy Jo Lake
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of Fifty-four Thousand Four Hundred and 00/100---DOLLARS and other good and valuable considerations, cash in hand paid by Eleanor J. Simmons, unmarried (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned, WINDSOR TOWER, INC. a Tennessee Corporation, (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto the said Eleanor J. Simmons, unmarried, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 311 as shown on the Plat of WINDSOR TOWER, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503 % interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being part of the same property conveyed to WINDSOR TOWER, INC., a Tennessee corporation by deed from Windsor Towers, Inc. and Laurence A. Grossman and wife, Dorothy R. Grossman, of record in Book 5257, page 980, Register's Office of Davidson County, Tennessee and Jesse S. Siegel and Gladys Siegel, Co-Executors under the will of Sam Siegel, of record in Book 5257, page 984, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, and its attendant By-Laws of record in Book 5313, page 338, respectively, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Grantee does hereby transfer, sell and assign unto Grantor all of his/her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

AUG 11 78	CONV	54,400.00		
AUG 11 78	S'TAX		B* 141.40	
AUG 11 78	PR'FEE		B* .50	
AUG 11 78	W'DEED		B* 4.00	* 145.90

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Grantor, % Home Marketing of America, Tenn., Inc., 2002 Richard Jones Road, Suite C-200A, Nashville, Tenn. 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein, but the same shall always be subject to the rights and remedies of any first mortgagee having an interest in the premises.

Further, this conveyance is given subject to;
1. 1978 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.
3. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

~~xxxunimproved~~xxx(x)
This is improved ( ) property, known as 4215 Harding Road, Nashville, Tn. 37205
(Number)(Street) PO Address(City)(Zip)

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Eleanor J. Simmons, unmarried, her heirs and assigns, forever.

And Grantor does covenant with the said Eleanor J. Simmons, unmarried that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Eleanor J. Simmons, unmarried, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 4th day of August, 1978.

WINDSOR TOWER, INC.

BY: Bruce E. Kenny
Vice-President

ATTEST: Asst Secretary

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. AUG 11 2 46 PM '78

IDENTIF. REFERENCE

E 82363

STATE OF Ill
COUNTY OF Cook

Before me, the undersigned Notary Public for said County and State, personally appeared Bruce E Kenny with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of WINDSOR TOWER, INC., the within bargainor, a Tennessee Corporation, and who acknowledged himself to be authorized to execute the foregoing instrument as Vice President of the said corporation, and acknowledged that he, as such Vice President executed the foregoing instrument on behalf of WINDSOR TOWER, INC. as the free act and deed of WINDSOR TOWER, INC. for the purpose therein contained, by signing the name of said corporation on behalf of WINDSOR TOWER, INC., by himself as Vice President.
WITNESS my hand and seal, at office in Chicago,
this 4th day of August, 1978.

Ora Ackerman
NOTARY PUBLIC FOR Cook COUNTY, Ill

My Commission Expires 11-21-78