Map 135-12-A
Parcel 24

Prepared by:
James Shannon, Atty.
Main St.
Richmond, Kentucky

Send Tax Bills to:
Patricia Kaye Elias
2051 Nashboro Blvd.
Nashville, Tenn. 37217

Address of New Owner:
same

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LIMITED WARRANTY DEED

WITNESSETH: That DENVER MUSIC, single, as GRANTOR, for and in consideration of the sum of FORTY-NINE THOUSAND FIVE HUNDRED DOLLARS ($49,500.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto PATRICIA KAYE ELIAS, her heirs and assigns, as GRANTEE, an interest in all that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2051 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit No. 2051G of said Condominium, as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, recorded in Deed Book 4827, Page 30, aforesaid records, on June 20th, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM. This is improved property known as 2051 Nashboro Boulevard, Nashville, Tenn., and it is the same property conveyed to Denver Music by Nashboro Village Associates, a Tennessee General Partnership and Joint Venture, by deed of record in Deed Book 4984, Pages 881-882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all of the provisions of said Master Deed and the provisions of the Horizontal Property Act, Tenn. Code Ann.§64-2701, et. seq., and the subsequent legally adopted amendments to said Master Deed, which provisions the GRANTEE herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.

To have and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and GRANTOR does covenant that he is lawfully seized and possessed of said property, has a right to convey it, and that he will warrant and forever defend the title to said tract or parcel of land unto the said GRANTEE, her heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise, with the exception of those encumbrances created by the GRANTOR and hereinabove set forth.

In witness whereof the GRANTOR has executed this instrument this 14th day of August, 1978.

Denver Music
DENVER MUSIC

E 82956

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IDENTIF. T REFERENCE

AUG 15 3 24 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF tennessee

COUNTY OF Davidson

PERSONALLY APPEARED before me the undersigned Notary Public in and for the said County and State, DENVER MUSIC, single, with whom I am personally acquainted, and who upon oath acknowledged himself to be DENVER MUSIC, the within named bargainor, and that he executed the foregoing Limited Warranty Deed for the purposes therein contained by signing his name.

WITNESS my hand and seal at office in Nashville, Tennessee this 14th day of August, 1978.

My commission expires: 11-6-79

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or value, whichever is greater for this transfer is

$ 49,500.00.

Patricia K. Ellis
AFFIANT

Subscribed and sworn to before me, this the 14th day of August, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-79

AUG 15 78	CONV	49,500.00			
AUG 15 78	S'TAX		B*	128.70	
AUG 15 78	PR'FEE		B*	.50	
AUG 15 78	W'DEED		B*	4.00	* 133.20