FROM:
THOMAS EMMETT MASON

TO:
DAVID G. LEE AND WIFE,
PAMELA LITTLE LEE

For draftsman's use

PREPARED BY:
CHAMBERS JOHNSON BROOKS & BECKNER
Twelfth Floor
First American Center
Nashville, Tennessee 37238

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Lee et ux. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
147 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 46
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02199

E 93019

IDENTIFICATION REFERENCE

(FOR REGISTER'S USE)
OCT 6 3 19 PM '78
FEE $ ... DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$70,500.00**** [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1978.

[signature]
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 6th day of October, 1978, by and between THOMAS EMMETT MASON, the Grantor, and DAVID G. LEE AND WIFE, PAMELA LITTLE LEE, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($70,500.00), of which the sum of ELEVEN THOUSAND EIGHT HUNDRED THIRTY-FIVE AND 68/100 DOLLARS ($11,835.68) has been cash in hand paid by the Grantees hereinabove named, receipt of which is hereby acknowledged, and for the balance of FIFTY-EIGHT THOUSAND SIX HUNDRED SIXTY-FOUR AND 32/100 DOLLARS ($58,664.32) said Grantees have assumed and agreed to 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 5229, page 823, Register's Office for Davidson County, Tennessee, I, THOMAS EMMETT MASON, have bargained and sold and do hereby bargain, sell, convey, and confirm unto DAVID G. LEE AND WIFE, PAMELA LITTLE LEE, 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. 46 on said Plan, being located at 147 Holly Forest, as established in the Master Deed of record in Book 4901, page 679, and Bylaws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

BEING the same property conveyed to Thomas Emmett Mason, unmarried, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5229, page 820, 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. 46 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 Grantees 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 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 5229, page 823, Register's Office for Davidson County, Tennessee, securing an indebtedness to Home Federal Savings & Loan Association of Nashville, which Grantees have assumed and agreed to pay.

2. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed of record in Book 4901, page 679, and Bylaws of record in Book 4901, page 702, and the 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 current year, 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 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, BETTIE P. MASON, hereby join in this conveyance for the express purpose of waiving and releasing any dower, homestead, or like interests I may have in the above described property.

WITNESS our hands this 6th day of October, 1978.

Thomas E Mason
THOMAS EMMETT MASON

Bettie P. Mason
BETTIE P. MASON

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

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Personally appeared before me, Susan M. Pearson, a Notary Public within and for the State and County aforesaid, THOMAS EMMETT MASON and BETTIE P. MASON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 6th day of October, 1978.

Susan M. Pearson
NOTARY PUBLIC

My Commission Expires:
September 21, 1981

OCT-6 78	CONV	70,500.00			
OCT-6 78 S'TAX			B*	183.30	
OCT-6 78 PR'FEE			B*	.50	
OCT-6 78	W'DEED		B*	6.00	* 189.80