FROM:

EDWARD K. MOORE AND WIFE,

POLA H. MOORE

TO:

JAMES D. GILMORE

For draftsman's use

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

BOOK 5365 PAGE 938

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Gilmore (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
101 Fox Trail (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 20
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	Field Book No. 09D-02168

(FOR REGISTER'S USE)

IDENTIF REFERENCE

Nov 20 3 39 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

F.O.I.O.7.4.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 62,000.00*** James D. Gilmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 78

Joan W. Deaver
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 20th day of November, 1978, by and between EDWARD K. MOORE AND WIFE, POLA H. MOORE, the Grantors, and JAMES D. GILMORE, his heirs and assigns, the Grantee,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SIXTY-TWO THOUSAND AND NO/100 DOLLARS ($62,000.00), of which the sum of ELEVEN THOUSAND SIX HUNDRED TWELVE AND 39/100 DOLLARS ($11,612.39) has been cash in hand paid by the Grantee hereinabove named, the receipt of which is hereby acknowledged, and for the balance of FIFTY THOUSAND THREE HUNDRED EIGHTY-SEVEN AND 61/100 DOLLARS ($50,387.61) said Grantee has agreed to assume and 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 5045, page 919, Register's Office for Davidson County, Tennessee, we, EDWARD K. MOORE AND WIFE, POLA H. MOORE, have bargained and sold and do hereby bargain, sell, convey, and confirm unto JAMES D. GILMORE, his 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. 20 on said Plan, being located at 101 Fox Trail, as established in the Master Deed and Bylaws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc. of record in Book 4901, page 679, and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Edward K. Moore and wife, Pola H. Moore, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5045, page 916, 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

WITNESS our hands this 20th day of November, 1978.

Edward K. Moore by
Stephen V. Ellspermann

EDWARD K. MOORE, by Stephen V. Ellspermann, pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Pola H. Moore
by Stephen V. Ellspermann

POLA H. MOORE, by Stephen V. Ellspermann, pursuant to power of attorney of record in Book 5365, page 937, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, SUSAN M. PEARSON, a Notary Public within and for the State and County aforesaid, personally appeared STEPHEN V. ELLSPERMANN, to me known to be the person who executed the foregoing instrument in behalf of EDWARD K. MOORE and POLA H. MOORE, and acknowledged that he executed the same as the free act and deed of said EDWARD K. MOORE and POLA H. MOORE pursuant to power of attorney of record in Book 5365, page 937, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 20th day of November, 1978.

Susan M. Pearson
NOTARY PUBLIC

My Commission Expires:

Sept. 21, 1981

NOV20 78	CONV	62,000.00			
NOV20 78 S'TAX			B* 161.20		
NOV20 78 PR'FEE			B* .50		
NOV20 78	W'DEED		B* 6.00	*	167.70

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. 20 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 the Grantee does 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 Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS do hereby covenant with the Grantee that they are lawfully seized in fee of the aforedescribed property; that they have 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 5045, page 919, Register's Office for Davidson County, Tennessee, securing an indebtedness to Home Federal Savings & Loan Association of Nashville, which Grantee has agreed to assume and pay.

2. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed and Bylaws as of record in Book 4901, page 679, and Book 4901, page 702, respectively, and a 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 year 1978, which have been prorated and assumed by Grantee.

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 Grantee and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of the Grantee.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.