FROM:

MICHAEL JAMES HOWARD

TO:

SAMUEL ALBERT BUCHANAN III

For draftsman's use

PREPARED BY:
CHAMBERS JOHNSON BROOKS & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Albert Buchanan III (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
103 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 13
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	09D-02166

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00****

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 1979.

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 22nd day of February, 1979, by and between MICHAEL JAMES HOWARD, UNMARRIED, the Grantor, and SAMUEL ALBERT BUCHANAN III, UNMARRIED, his heirs and assigns, the Grantee,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SEVENTY-SIX THOUSAND AND NO/100 DOLLARS ($76,000.00), of which the sum of Twenty-One Thousand Six and 13/100 ---------- ($21,006.13) has been cash in hand paid by the Grantee hereinabove named, the receipt of which is hereby acknowledged, and for the balance of Fifty-Four Thousand Nine Hundred Ninety-Three and 87/100 ---------- ($54,993.87) said Grantee has 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 5186, page 572, Register's Office for Davidson County, Tennessee, I, MICHAEL JAMES HOWARD, UNMARRIED, have bargained and sold and do hereby bargain, sell, convey, and confirm unto SAMUEL ALBERT BUCHANAN III, UNMARRIED, 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. 13 on said Plan, being located at 103 Holly Forest, 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 Michael James Howard, unmarried, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5186, page 569, 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. 13 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.

GRANTOR does hereby covenant with the Grantee 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 5186, page 572, Register's Office for Davidson County, Tennessee, securing an indebtedness to Home Federal Savings & Loan Association of Nashville, which Grantee has assumed and agreed to 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 1979, 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.

GRANTOR further covenants and binds himself, his 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.

WITNESS my hand this 22nd day of February, 1979.

Michael James Howard
MICHAEL JAMES HOWARD

5323 02/27 204.10- CHECK

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, MICHAEL JAMES HOWARD, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 22nd day of February, 1979.

Susan M. Pearson
NOTARY PUBLIC

My Commission Expires:

September 21, 1981

IDENTIF. REFERENCE
FEB 27 12 08 PM '79
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

F. 1. 5. 8. 6. 6.