L#554,863-2

FROM: RETURN TO HOME FEDERAL
JOSEPH D. BAKER, JR. (UNMARRIED)

TO:
JAMES D. CULP AND WIFE,
BRIGITTE L. CULP

For draftsman's use
PREPARED BY:
CHAMBERS JOHNSON BROOKS & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 5445 PAGE 439

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Culp et ux. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
121 Holly Forest (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 33
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02186

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

JUN 5 2 49 PM '79

FELIX A. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$64,500.00*** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1979.

Notary Public

MY COMMISSION EXPIRES: 9/21/81

(AFFIX SEAL)

F.32895

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 31st day of May, 1979, by and between JOSEPH D. BAKER, JR., UNMARRIED, the Grantor, and JAMES D. CULP AND WIFE, BRIGITTE L. CULP, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SIXTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($64,500.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JOSEPH D. BAKER, JR., UNMARRIED, have bargained and sold and do hereby bargain, sell, convey, and confirm unto JAMES D. CULP AND WIFE, BRIGITTE L. CULP, 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. 33 on said Plan, being located at 121 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 Joseph D. Baker, Jr., unmarried, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5188, page 441, 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. 33 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 Grantees do 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 the 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. 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.

2. Any and all easements in favor of other unit owners.

3. 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.

4. Real estate taxes for the year 1979, which have been prorated and assumed by Grantees.

5. 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 the 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.

WITNESS my hand this 31st day of May, 1979.

Joseph D Baker Jr / Joyce B. Hobbs

JOSEPH D. BAKER, JR., by Joyce B. Hobbs pursuant to power of attorney of record in Book 5445 page 438, Register's Office for Davidson County, Tennessee

BOOK 5445 PAGE 441

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, SUSAN M. PEARSON, a Notary Public within and for the State and County aforesaid, personally appeared JOYCE B. HOBBS, to me known to be the person who executed the foregoing instrument in behalf of JOSEPH D. BAKER, JR., and acknowledged that she executed the same as the free act and deed of said JOSEPH D. BAKER, JR. pursuant to power of attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 31st day of May, 1979.

Susan M. Pearson
NOTARY PUBLIC

My Commission Expires:

September 21, 1981

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5445 PAGE 442

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS	
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.	
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.	
TD - TRUST & DEED		PF - PROBATE FEES	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64500.00- CO	
			167.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	174.20-
7318A06/05/79		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-32895

IDENTIF. REFERENCE

JUN 5 2 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688316