Return to Home Federal S & L Assn.
FROM:

JAMES P. GREGORY AND WIFE,

BEVERLY G. GREGORY

TO:

SHARON ANN HRNCIR AND FATHER,

OTTO HRNCIR

For draftsman's use

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

BOOK 5511 PAGE 648

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Ann Hrncir et al. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
219 Pebble Brook (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 50
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Field Book No. 09D-02207

(FOR REGISTER'S USE)

F 5 6 7 4 1

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IDENTIF. REFERENCE

OCT 9 3 54 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$77,000.00****** Sharon Ann Hrncir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 1979

Ann D. Brooks
Notary Public

MY COMMISSION EXPIRES: September 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 5th day of October, 1979, by and between JAMES P. GREGORY AND WIFE, BEVERLY G. GREGORY, the Grantors, and SHARON ANN HRNCIR AND FATHER, OTTO HRNCIR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($77,000.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTORS have bargained and sold and do hereby bargain, sell, convey, and confirm unto GRANTEES, their heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee:

BEING part of Coronada, a Condominium, Phase II, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

UNIT No. 50 on said Plan, being located at 219 Pebble Brook, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, 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 James P. Gregory and wife, Beverly G. Gregory, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5208, page 104, 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, as amended, 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. 50 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee.

7373 10/79 CHECK

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed, as amended, and Bylaws, and the Rules and Regulations, if any, all of which the 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 the Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS do hereby covenant with the Grantees 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. 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, as amended, in Book 5202, page 329, and Bylaws of record in Book 4901, page 702, and the Plan of record in Book 4955, page 110, 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, as amended, 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 current year, which have been prorated and assumed by the Grantees.

5. The said Master Deed, as amended, 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.

GRANTORS further covenant and bind themselves, their 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 our hands this 5th day of October, 1979.

James P. Gregory
JAMES P. GREGORY

Beverly G. Gregory
BEVERLY G. GREGORY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, JAMES P. GREGORY and BEVERLY G. GREGORY, 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 5th day of October, 1979.

NOTARY PUBLIC

My Commission Expires:
September 21, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5511 PAGE 651

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

77000.00- CO
200.20 CO TX
.50 PRFE
9.00 MOE
CHECK 209.70-
7373A 10/09/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5.6.7.4.1

IDENTIF. REFERENCE

OCT 9 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 717517