File Book 11

BOOK 5516 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
C. George Mercy, et ux.	Commerce Union Bank	117-1-D
(NAME)	(NAME)	
604 Linden Square	P. O. Box 2546	Parcel 170
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 137,700.00

Subscribed and sworn to before me, this the 16th day of October 1979

Affiant

My commission expires: 4/10/82 (Affix Seal)

Notary Public

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into as of the 16th day of October, 1979, by and between GEORGE GIANIKAS, the Grantor, and C. GEORGE MERCY AND WIFE, BETTY L. MERCY, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS ($133,000.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTOR has bargained and sold and does hereby bargain, sell, convey, and confirm unto GRANTEES, their heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being a part of the Condominium Site Plan of Lot No. 2, Linden Square, as of record in Book 5210, page 187, Register's Office for Davidson County, Tennessee, the part hereby described being:

UNIT No. 608 on said Plan, as established in the Master Deed of record in Book 5386, page 225, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to Linden Square Condominium.

BEING a part of the same property conveyed to George Gianikas by deed from William Beasley, Jr. and wife, Bedelia C. Beasley, and Albert J. Fox, Trustee, of record in Book 5433, page 220, 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, 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. 608 as shown on the Plan of record in Book 5210, page 187, 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 By-Laws, 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. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed of record in Book 5386, page 225, By-Laws of record in Book 5386, page 253, and the Plan of record in Book 5210, page 187, 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 By-Laws, 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 Grantees.

5. The said Master Deed and By-Laws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment.

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, MARY ELLEN GIANIKAS, 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 16th day of October, 1979.

GEORGE GIANIKAS

MARY ELLEN GIANIKAS

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, GEORGE GIANIKAS and MARY ELLEN GIANIKAS, 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 16th day of October, 1979.

NOTARY PUBLIC

My Commission Expires:
4/17/83

FELIX Z. WILSON, CLERK
DAVIDSON COUNTY, TENN.
OCT 19 | 56 PM '79

IDENTIF. REFERENCE

F. 58641

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			137700.00- CO	
			358.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 364.52-	
9830A10/15/79 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5864 1

IDENTIF. REFERENCE

Oct 19 1 56 PM '79

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 719899