#114235-2

This Instrument Prepared By:
BASS, BERRY & SIMS ewb
2700 First American Center
Nashville, Tennessee 37238

# SPECIAL WARRANTY DEED

BOOK 5552 PAGE 308

| Address New Owner(s) As Follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| Robert Randy Miller, et ux | Fidelity Federal Savings & Loan Association | 133-11-A |
| K-6 (Name) | (Name) | |
| Canterbury Hall Condominium | 401 Union St. | Pa. 164 1a |
| 500 Paragon Mills Road (Address) | Nashville Tn. 37219 | |
| Nashville, Tennessee 37211 (City) (State) (Zone) | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Canterbury Hall Associates (hereinafter called "Grantor"), a partnership composed of Kingsbury Enterprises, Inc., a Tennessee corporation; Chalamel Corporation, a Tennessee corporation; Chickering Development Company, a Tennessee corporation; and Jenson Corporation, a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto Robert Randy Miller and wife, Beth Baird Miller (hereinafter called "Grantee" whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Unit No. K-6 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING part of the same property conveyed to Canterbury Hall Associates, a partnership composed of Mark S. Richardson, Jr., and Joe D. Williams, by deed from Willie K. Davis, Trustee, with full power to bargain, sell, convey and/or encumber without the joinder of any beneficiary, of record in Book 5337, page 413, said Register's Office, the partnership interests of Mark S. Richardson, Jr., and Joe D. Williams having since been assigned to Kingsbury Enterprises, Inc., Chalamel Corporation, Chickering Development Company, and Jenson Corporation.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) current real estate taxes; (2) easements,

covenants, restrictions, and building lines of record; (3) easements in favor of other Unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property as a whole, and the buildings thereon, to serve some or all of the Units therein; (4) applicable zoning and building laws or ordinances and the Horizontal Property Act of Tennessee; (5) all provisions of the Plan, Master Deed and By-Laws, and any amendments thereto; (6) any existing lease of the Unit known to Grantee; and (7) liens and other matters, if any, against which Grantee's title insurer commits to insure.

And Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 19__.

CANTERBURY HALL ASSOCIATES, a Partnership

By Chickering Development Company
a General Partner

By _____
its president

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 33900.00 .

_____
Affiant

Subscribed and sworn to before me, this 4th day of January, 1980.

My Commission Expires: 7-17-83

_____
Notary Public

7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of _____ a corporation, a partner of the within-named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

WITNESS my hand and seal at office at Nashville, Tennessee, this _____ day of _____, 19__.

_____
Notary Public

My Commission Expires:

_____

FILED JAN 7 3 21 PM '80
DAVIDSON COUNTY, TENN.
REGISTER
IDENTIFICATION REFERENCE
711 93

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5552 PAGE 310

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 |
|---|---|---|---|---|
| | | | 33900.00- CO | |
| | | | 84.14 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 34.64- |
| 5928A01/07/80 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71193

IDENTIF. REFERENCE

JAN 7 3 21 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 735501