FROM:

JAMES D. GILMORE

TO:

LORENE J. TEAL, UNMARRIED

For draftsman's use

PREPARED BY: BOOK 5576 PAGE 754
CHAMBERS JOHNSON & BECKNER
Twelfth Floor
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorene J. Teal (NAME)	New Owner (NAME)	Map 142-8-A
101 Fox Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Field Book # 09D-02168

(FOR REGISTER'S USE)

F 7 9 9 6 6

IDENTIFICATION REFERENCE

MAR 10 1 08 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

HSD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$82,000.00**** Lorene J. Teal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 1980.

Susan D. Pearson
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 1981

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 10th day of March, 1980, by and between JAMES D. GILMORE, the Grantor, and LORENE J. TEAL, UNMARRIED, her heirs and assigns, the Grantee,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of EIGHTY-TWO THOUSAND AND NO/100 DOLLARS ($82,000.00), cash in hand paid by the Grantee hereinabove named, the receipt of which is hereby acknowledged, I, JAMES D. GILMORE, have bargained and sold and do hereby bargain, sell, convey, and confirm unto LORENE J. TEAL, her 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. 20 on said Plan, being located at 101 Fox Trail, as established in the Master Deed of record in Book 4901, page 679, 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 D. Gilmore by deed from Edward K. Moore and wife, Pola H. Moore, of record in Book 5365, page 938, 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. 20 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

03/10 222.70- CHECK

7074

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, her 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. 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 1980, which have been prorated and assumed by Grantee.

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 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

I, ELLA E. GILMORE, hereby join in this conveyance for the express purpose of waiving, releasing, and conveying any marital, homestead, or like interests which I may have in the above described property.

WITNESS our hands this 10th day of March, 1980.

JAMES D. GILMORE

ELLA E. GILMORE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named JAMES D. GILMORE and ELLA E. GILMORE, the 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 10th day of March, 1980.

NOTARY PUBLIC

My Commission Expires:

September 21, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5576 PAGE 757

RECEIVED OF _____

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
			82000.00-	CO
			213.20	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	222.70-
7074A03/10/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79966

IDENT. REFERENCE

MAR 10 1 08 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 746227