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3072

04/11 227.50

ADDRESS NEW OWNER:
Billie Jo Spears
115 Holly Forest
Nashville, TN 37221

SEND TAX BILLS TO:
Home Federal S&L
230 4th Ave. No.
Nashville, TN 37219

MAP 142-8-A
PAR 30

WARRANTY DEED

For and in consideration of the sum of Ten Dollars paid in cash and other good and valuable consideration received from the grantee herein, including the agreement of said grantee to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Larry L. Butler to Attorneys Title Company, Inc., Trustee, of record in Book 5383, page 368, Register's Office for Davidson County, Tennessee; I, LARRY L. BUTLER, have bargained and sold, and by these presents do transfer and convey unto the said grantee, BILLIE JO SPEARS, 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. 30 on said Plan, being located at 115 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 Larry L. Butler, unmarried, by deed from James D. Gilmore, of record in Book 5383, page 365, 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 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. 30 contained within 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 not limited to, the payment of assessments which may be levied against such unit.

This is improved property at 115 Holly Forest, Nashville, TN 37221.

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.

And I do covenant with the said grantee that I am lawfully seized in fee of the aforedescribed property; that I 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 and Bylaws as of

300 James Robertson Parkway, Nashville, TN 37201 mail

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 current year, which have been prorated and assumed by the 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 the 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 the grantee.

6. The aforesaid Deed of Trust of record in Book 5383, page 368, said Register's Office.

And I do further covenant and bind myself, my heirs and representatives 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.

Witness my hand this 1st day of April, 1980.

Larry L. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of April, 1980, before me personally appeared Larry L. Butler, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Mary Margaret Haeupple
Notary Public

My commission expires: Oct 15, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me this 11th day of April, 1980.

Notary Public

My commission expires: 1-18-82

APR 11 2 20 PM '80
FEE $ 1.00
IDENTIFICATION REFERENCE
REGISTER
DAVIDSON COUNTY, TENN.

F 84730

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

85000.00- CO
221.00 CO TX
.50 PRFEE
6.00 ADDL
CHECK 227.50-
3072A04/11/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84730

IDENTIFICATION REFERENCE

APR 11 2 20 PM '00

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 751997