This Instrument Prepared By:
DAVID [illegible] HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Address New Owners as follows:
Robert C. Penny
915 Holly Forest
Nashville, TN.37221

Send Tax Bills to:
New Owner

Map-Parcel No.
142-8-B-75
9D-02267

BOOK 5692 PAGE 561

CONDOMINIUM UNIT DEED

This INDENTURE, made and entered into this 18th day of December, 1980, by and between LARRY S. COHEN and wife, LAURA C. COHEN, the Grantors, and ROBERT C. PENNY, his heirs and assigns, the Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTORS have bargained and sold and do hereby bargain, sell, convey and confirm unto GRANTEE, his heirs and assigns, the following described property, situated and being in Davidson County, Tennessee :

Being part of Coronada, a Condominium, Phase III as shown on the Plan of record in Book 5200, page 67, as amended in Book 5200 page 217, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 75 on said Plan, being located at 915 Holly Forest, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, and Book 5306, page 241 and Bylaws of record in Book 4901, page 702 and Book 5522, page 675, Register's Office for said County, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

Being the same property conveyed to Larry S. Cohen and wife, Laura C. Cohen, by deed from James D. Gilmore and wife, Ella E. Gilmore, as of record in Book 5336, page 257, 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 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. 75 contained within extensions of the side lines of said unit as shown on the Plan of record in Book 5200, page 67, as amended in Book 5200, page 217, said Register's Office.

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 Grantee assumes and agrees 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 Grantee, his heirs and assigns in fee simple, forever.

GRANTORS hereby covenant with Grantee 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 Book 5306, page 241 and the By-Laws of record in Book 5522, page 675 and Book 4901, page 702, and Plan of record in Book 5200, page 67, as amended in Book 5200, page 217, said Register's Office.

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 units or unit owners thereon.

4. 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 Grantee and be subject to the same conditions and liabilitys and have the same rights and privileges,including rights and privileges to common areas of Grantee.

GRANTORS further covenants and binds themselves, their heirs and assigns, to warrant and defend the title to the said land to the Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands to this instrument on this 18th day of December, 1980.

Larry S. Cohen
Larry S. Cohen

Laura C Cohen
Laura C. Cohen

G 2 2 7 4 4

IDENTIF. REFERENCE

DEC 19 11 07 AM '80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Larry S. Cohen and wife, Laura C. Cohen, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of December, 1980.

Notary Public

My Commission expires: 4-18-82

* * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDON)

The actual consideration or value whichever is greater for this transfer is $76,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 1980.

Notary Public

My Commission expires: 4-18-82

Please return to:
DAVID B. HERBERT

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
			76500.00- CO	
			198.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 208.40-	
13 11 A 12/19/80 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 7 4 4

IDENTIF. REFERENCE

Dec 19 11 07 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 798540