FROM:

POLLY MINCY, TRUSTEE

TO:

ROBERT L. JACKSON AND WIFE,
ELIZABETH M. JACKSON

For draftsman's use

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

BOOK 5699 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Jackson et ux. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 142-8-A
215 Pebble Brook (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 59
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	09D-02216

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JAN 13 2 23 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

6251.6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 78,500.00****** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1981.

Notary Public

MY COMMISSION EXPIRES: 9/21/81

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE made and entered into this 12th day of January, 1981, by and between POLLY MINCY, TRUSTEE, with full power to sell, convey, mortgage, or encumber without the joinder of any third party beneficiary, the Grantor, and ROBERT L. JACKSON AND WIFE, ELIZABETH M. JACKSON, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($78,500.00), of which the sum of SEVENTEEN THOUSAND ONE HUNDRED SEVENTY AND 93/100 DOLLARS ($17,170.93) has been cash in hand paid by the Grantees hereinabove named, the receipt of which is hereby acknowledged, and for the balance of SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-NINE AND 07/100 DOLLARS ($61,329.07) said Grantees have assumed and agreed to pay the remaining principal balance of that certain note payable to Home Federal Savings & Loan Association of Nashville secured by a deed of trust of record in Book 5260, page 727, Register's Office for Davidson County, Tennessee, I, POLLY MINCY, TRUSTEE, with full power to sell, convey, mortgage, or encumber without the joinder of any third party beneficiary, have bargained and sold and do hereby bargain, sell, convey, and confirm unto ROBERT L. JACKSON AND WIFE, ELIZABETH M. JACKSON, their heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee:

BEING part of Coronada, a condominium, Phase II, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

UNIT No. 59 on said Plan, being located at 215 Pebble Brook, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, 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 Polly Mincy, Trustee, with full power to sell, convey, mortgage, or encumber without the joinder of any third party beneficiary, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5260, page 724, 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, 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. 59 contained within the extensions of the side lines of said unit, as shown on the Plan of record in Book 4955, page 110, 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, as amended, and Bylaws, and the Rules and Regulations, if any, all of which the Grantees do 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 the Grantees that she is lawfully seized in fee of the aforedescribed property; that she has a good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Deed of trust of record in Book 5260, page 727, Register's Office for Davidson County, Tennessee, securing an indebtedness to Home Federal Savings & Loan Association of Nashville, which Grantees have assumed and agreed to pay.

2. 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 Book 5202, page 329, Bylaws of record in Book 4901, page 702, and a Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

3. Any and all easements in favor of other unit owners.

4. 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 common elements or to serve some or all of the units or unit owners thereon.

5. Real estate taxes for the year 1981, which have been prorated and assumed by Grantees.

6. 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 Grantees and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of Grantees.

Grantor further covenants and binds herself, her successors 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.

WITNESS my hand this 12th day of January, 1981.

Polly Mincy Trustee

POLLY MINCY, TRUSTEE

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 POLLY MINCY, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 12th day of January, 1981.

Susan D. Dawson
NOTARY PUBLIC

My Commission Expires:

September 21, 1981

4611 01/13 213.60- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5699 PAGE 672

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	
			204.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 213.60-	
461	A01/13/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 1 6 1

IDENTIF. REFERENCE T

JAN 13 2 23 PM 81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 801715