This instrument prepared by Milton W. Smith, Jr.,
2400 Crestmoor Road, Nashville, Tennessee 37215

# MASTER DEED AND BY-LAWS

# OF

# "THE GARDEN", LOTS 7,8, and 9 CONDOMINIUM

In Davidson County, Tennessee, on February 25, 1981, Creason Clayton, hereinafter called Grantor, does hereby set forth as follows:

FIRST: That Grantor owns in fee simple the following property situated in Davidson County, Tennessee:

Being Lots Nos. 7,8, and 9 as shown on the Plan of "The Garden" of record in Book 5200, page 224, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Grantor by deed from Geddes Douglas and wife of record in Book 5380, page 618, said Register's Office.

SECOND: That Grantor is constructing on said parcel of land described-above a project known as "The Garden", Lots 7,8, and 9 Condominium, consisting of two units located on each of said lots, according to a plan bearing that name which is attached hereto and made a part hereof, being marked "Exhibit B".

THIRD: That Grantor has heretofore dedicated, subjected, and established certain property of which the above-described property is a part to a horizontal property regine as established by and described in Master Deed of record in Book 5537, page 793, said Register's Office, and the attendant By-Laws of record in Book 5537, page 799, said Register's Office, said Grantor now desires to subject the property described in "Exhibit B" hereto said Master Deed and By-Laws, so as to establish a horizontal property regine to be known as "The Garden", Lots 7,8, and 9 Condominium. Accordingly, the Grantor hereby makes the following declarations and submissions:

1. PURPOSE: The purpose of this instrument is to submit the land shown on "Exhibit B" attached hereto and the improvements thereon, and to be constructed thereon, to the regine established by Chapter 27 of Titl 64 of Tennessee Code Annotated, thereby establishing a horizontal property regine in connection with the property shown on "Exhibit B" attached hereto.

2. NAME: The name by which this horizontal property regine is identified is " The Garden", Lots 7,8, and 9 Condominium.

3. SUBMISSION OF THE PROPERTY: The Grantor hereby submits the property together with the buildings and improvements thereon, and to be constructed thereon, as shown on "Exhibit B" attached hereto, to the provisions of Chapter 27 of Title 64, Tennessee Code Annotated, thereby establishing a horizontal property regine; subject however to the easements and limitations reserved on the Plat of record in Book 5200, page 224, said Register's Office, and to other rights reserved to Grantor in the original Master Deed of record in Book 5537, page 793, said Register's Office, and in the original By-Laws of record in Book 5537, page 799, said Register's Office.

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The purpose of this instrument is to include and incorporate by reference all the Terms and conditions of said original Master Deed and By-Laws of record in Book 5537, pages 793, and 799, said Register's Office, to make the property set out in "Exhibit B" attached hereto subject to all the terms, covenants, and conditions of said Master Deed and By-Laws which are incorporated hereby by reference as fully as if copied herein verbatim. All persons who take title to the land described in "Exhibit B" attached hereto shall take title subject to said Master Deed and By-Laws, and any amendments there to, and nay successors in title agree to be bound by the terms of said Master Deed and By-Laws, and amendments thereto, and all the same shall be covenants running with the land set out in said "Exhibit B" and may be enforced by a court of law or equity.

Gania Clayton, wife of the Grantor, joins in the execution of this instrument for the purpose of subjecting whatever interest she may have in the property shown in "Exhibit B" of the Condominium Regine created herein and all provisions thereof.

IN WITNESS WHEREOF, Creason Clayton and wife, Gania Clayton, have caused this instrument to be executed the day and date first above written.

Creason Clayton

Gania Clayton

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Creason Clayton and wife, Gania Clayton, 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 25th day of February, 1981.

My Commission Expires: Jan 22, 1984

Notary Public

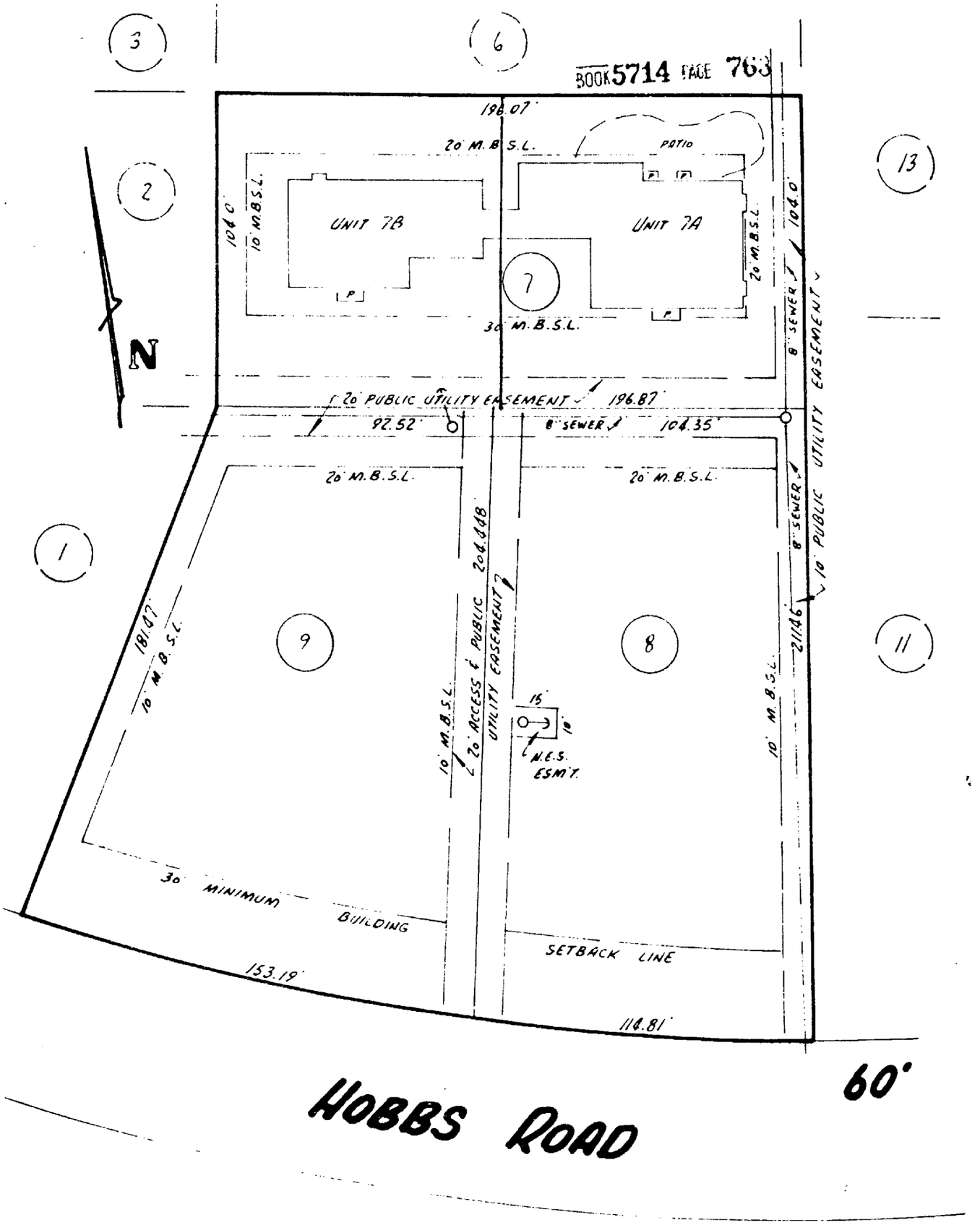
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IDENTIFICATION REFERENCE

FEB 26 12 01 PM '81

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.




"THE GARDEN", LOTS 7, 8, & 9, CONDOMINIUM

# EXHIBIT "B"

SCALE: 1" = 40' FILE # 31890

COMMON AREAS - ANY driveways and turnarounds constructed on the premises by the Developer or GRANTOR, or otherwise agreed upon by 2/3 unit owners.

LIMITED COMMON AREAS - AREAS exclusive of common areas (above) surrounding EACH UNIT

RECORDER'S MEMO: Legibility of writing, typing or printing unsatisfactory in this document when received.