RE-RECORD

L#555,678-5
RETURN TO METROPOLITAN FEDERAL

BOOK 5761 PAGE 50

Re-Record

FROM BOOK 5762 PAGE 786
JAMES D. GILMORE AND WIFE, ELLA E. GILMORE

TO
GREGORY C. VRADENBURG AND WIFE, GAIL L. VRADENBURG

For draftsman's use

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Vradenburg (NAME)	Metropolitan Federal Savings Loan Association (NAME)	142-8-B
805 Running Deer (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par. 84
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	09D 2278

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 23 3 48 PM '81

FELIX Z. WILSON REGIST. DAVIDSON COUNTY, TENN.

G 4 7 6 9 8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 81,500.00 Gregory G. Vradenburg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 81.

Notary Public

MY COMMISSION EXPIRES: 10/5-83

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 22nd day of June 1981, by and between JAMES D. GILMORE, the Grantor, and GREGORY C. VRADENBURG AND WIFE, GAIL L. VRADENBURG, the Grantees,

Gregory C. Vradenburg and Gregory G. Vradenburg are one and the same.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Eighty One Thousand Five Hundred & no/ DOLLARS ($ 81,500.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTOR has bargained and sold and does hereby bargain, sell, convey, and confirm unto GRANTEES, their heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee:

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

UNIT No. 84 on said Plan, being located at 805 Running Deer, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, and Book 5522, page 675, 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 a part of the same property conveyed to James D. Gilmore by deed from Coronada Properties, a partnership, of record in Book 4901, page 198, Register's Office for Davidson County, Tennessee, and a part of the same property submitted to Coronada Condominium Association, Inc. from James D. Gilmore, Developer, by Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, and Book 5522, page 675, and Bylaws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee.

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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. 84 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 5200, page 217, 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 Grantees 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 Grantees 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 of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, and Book 5522, page 675, and Bylaws of record in Book 4901, page 702, and the Plan of record in Book 5200, page 217, 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, 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.

4. Real estate taxes for the current year, which have been prorated and assumed by Grantor.

5. 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 himself, his heirs 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.

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

WITNESS our hands this 22nd day of June, 1981.

James D. Gilmore

Ella E. Gilmore

Ella E. Gilmore

Re Record

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BOOK 5761 PAGE 52

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 JAMES D. GILMORE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of June, 1981.

Heather Pott
Notary Public

My Commission Expires:
10-15-83

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 ELLA E. GILMORE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of June, 1981.

Heather Pott
Notary Public

My Commission Expires:
10-15-83

IDENTIF. REFERENCE

JUN 26 3 50 PM '81

FELIX Z. PHILLIPS REGISTER
DAVIDSON COUNTY, TENN.

Re. Rec'd
G 4,8282

CHECK

06/26 9.00

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