L#81,116-2 RETURN TO
METROPOLITAN FEDERAL

BOOK 5804 PAGE 83

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES D. GILMORE AND WIFE,
ELLA E. GILMORE

TO

PHILLIP WAYNE BROOKS

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Wayne Brooks (NAME)	Metropolitan Federal S & L Assn (NAME)	142-8-B-98 KW
312 Chimney Hill (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

TOTAL TAX REFERENCE

Oct 6 3 57 PM '81

FEE $ REGISTER DAVIDSON COUNTY, TENN.

562869

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 70,600.00 Phillip W Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 19 81

Heather Potts
Notary Public

MY COMMISSION EXPIRES: 10-19-83

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 6th day of October, 1981, by and between JAMES D. GILMORE AND WIFE, ELLA E. GILMORE, the Grantors and PHILLIP W. BROOKS UNMARRIED, the Grantees.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THOUSAND SIX HUNDRED AND NO/100 ---------- ($70,600.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTORS have bargained and sold and do 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. 98 on said Plan, being located at 312 Chimney Hill, 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 By-Laws of record in Book 4901, page 702, Register's Office for said County, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

BEING part of the same property conveyed to James D. Gilmore by deed from Coronada Properties, a partnership of record in Book 4901, page 198, said Register's Office, and 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 By-Laws of record in Book 4901, page 702, Register's Office for said County.

1638

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, as amended, and By-Laws, 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. 98 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 By-Laws, and the Rules and Regulations, if any, all of which Grantee 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 Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS do hereby covenant with Grantees 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, Book 5306, page 241 and Book 5522, page 675, and By-Laws of record in Book 4901, page 702, and the Plan of record in Book 5200, page 217, Register's Office for said County, and any and all amendments thereto.

2. Any and all easements in favor of other unit owners, and easements granted to the Harpeth Valley Utility District for sanitary sewers of record in Book 4816, page 965 and Book 4788, page 761, said Register's Office.

3. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed, as amended, and By-Laws, 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. Repurchase and Option Agreement of record in Book 4904, page 622, said Register's Office.

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

6. The said Master Deed, as amended, and By-Laws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment. Any purchaser of condominium units contructed on tracts of land added to said condomimium 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.

GRANTORS further covenant and bind themselves, their 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, marital rights, homestead, or like interets I may have in the above described property.

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

WITNESS our hands this 27th day of August, 1981.

JAMES D. GILMORE

Ella E. Gilmore
ELLA E. GILMORE

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 6th day of October, 1981.

Heather Potts
Notary Public

My Commission Expires:
10-15-83

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, DEBBIE R. CAMERON, 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 27 day of August, 1981.

Debbie R. Cameron
Notary Public

My Commission Expires:
4-22-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5804 PAGE 86

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
			70600.00- CO	
			103.06 CO TX	
			.50 PRFEE	
			5.00 MSCELL	
			CHECK 193.06-	
			1630A10/06/01 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

662869

IDENTIF. REFERENCE

OCT 6 3 57 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 846995