B0444

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES D. GILMORE, UNMARRIED

TO

PATRICIA LEDFORD

For draftsman's use

BOOK 5974 PAGE 921

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
Patricia Ledford (NAME)	(NAME)	142-8A | 15
111 Jay Trail (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D 2173

(FOR REGISTER'S USE)

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF December 1982

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 8th day of December, 1982, by and between JAMES D. GILMORE, UNMARRIED, the Grantor, and PATRICIA LEDFORD, the Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, JAMES D. GILMORE, UNMARRIED, has bargained and sold and does hereby bargain, sell, convey, and confirm unto PATRICIA LEDFORD, her heirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of Coronada, a Condominium, as shown on the Plat of record in Book 4860, page 26, said Register's Office, and being more particularly described as follows:

Unit NO. 15 on said Plat, as established by and described in the Master Deed and By-Laws, as amended, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 679 and Book 4901, page 702, respectively, said Register's Office.

Being the same property conveyed to James D. Gilmore by deed from Mark S. Campbell and wife, Virginia C. Campbell of record in Book 5958, page 260, Register's Office for said County.

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. 15 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, 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 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, her heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with Grantee that he 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 hereinbelow set out:

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, Book 5522, page 675 and Book 5869, page 269, and By-Laws of record in Book 4901, page 702, and the Plan of record in Book 4860, page 26, 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 and Counterpart thereto of record in Book 5653, page 476, said Register's Office.

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

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

GRANTOR further covenants and bind himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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 8th day of December, 1982.

JAMES D. GILMORE

OFFICIAL RECEIPT

STATE OF TENNESSEE)

BOOK 5974 PAGE 923

COUNTY OF DAVIDSON)

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said County and State, the within named JAMES D. GILMORE, UNMARRIED, 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 8th day of December, 1982.

Pamela L. Zimmerman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7/21/84

A 20700
H 20700

IDENTIF. REFERENCE

Dec 8 3 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/08 10:30- CHECK

4238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5974 PAGE 924

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
			80500.00- CO	
			209.30 CO TX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	218.30-
			4258A12/06/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 0 7 0 0

IDENTIF. REFERENCE

Dec 8 3 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 914559