This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5078 PAGE 261

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 31,550.00

Affiant

Subscribed and sworn to before me this 15th day of June, 1983.

Notary Public

My commission expires: 10-19-86

H 5 4 9 1 5

IDENTIF. REFERENCE

JUN 17 3 36 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Ben J. Welch, Jr. et ux 6012 Foxland Drive Brentwood, Tenn. 37027	Home Service Corporation 230 Fourth Avenue, North Nashville, Tennessee 37219	Map 119-14-A Parcel 84

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOME SERVICE CORPORATION (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said BEN J. WELCH, JR. and wife, KATHLEEN A. WELCH (the "Grantee"), his or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 84, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being part of the property conveyed to Home Service Corporation by deed from Thomas V. White, Trustee, of record in Book 5713, Page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Real estate taxes for 1983, which have been prorated between Grantor and Grantee and are hereby assumed by Grantee.

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

3. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, Page 320, said Register's Office, including the plat recorded in Book 5200, Page 520, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, Page 48, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, Page 393, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, Page 539, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, Page 252, said Register's Office.

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8. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, Page 628, said Register's Office, which are the same as in Book 946, Page 252, said Register's Office.

9. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, Page 387, said Register's Office.

10. Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, Page 55, said Register's Office, which are the same as in Book 1579, Page 387, said Register's Office.

11. The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, Page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, Page 985, said Register's Office, and Bill of Sale, of record in Book 5585, Page 989, said Register's Office.

14. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, Page 320, said Register's Office.

15. Such liens against which Grantee's title insuror commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

THIS is improved property known as Apartment No. 84, Kingswood Condominiums, 2929 Selena Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his or their heirs and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his or their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 15th day of June, 1983.

HOME SERVICE CORPORATION

By: Michael D. Mitchell Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Mitchell, with whom I am personally acquainted, who acknowledged himself to be the Treasurer of Home Service Corporation, a corporation, the within bargainor, and who acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Treasurer.

WITNESS my hand and seal this the 15th day of June, 1983.

Mary M. Murrell
NOTARY PUBLIC

My commission expires: 10-10-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6078 PAGE 263

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31[illegible].00- RD	
			31.50 CO TX	
			.50 PRFE	
			6.00 MISC	
			CHECK	38.40-
6026AC6/17/83			BAL	.3[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 9 1 5

IDENTIF. REFERENCE

JUN 17 3 36 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 957676