File in Box 12

BOOK 6372 PAGE 110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 41,341.08 .

Donald W. Mast
Affiant

Subscribed and sworn to before me, this 27th day of August, 1984.

Laura S. Webby
Notary Public

My Commission expires: 7-17-88 .

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

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Donald W. Mast 2929 Selena Drive Nashville, Tn. 37211	Home Service Corporation 230 Fourth Avenue, North Nashville, TN 37219	119-14-A- 110

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, receipt of which is hereby acknowledged, and other good and valuation consideration, together with the assumption of a Deed of Trust of record in Book 6089, page 722, Register's Office for Davidson County, Tennessee, in the original principal amount of $37,900.00, payable to Home Service Corporation, we, **CHARLES KRECH, JR., and WIFE, NANCY KRECH,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD W. MAST,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 110, 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 the same property conveyed to Charles Krech, Jr., by deed from Home Service Corporation, of record in Book 6089, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to deed of trust herein assumed and the following:

1. 1984 taxes which have been prorated and 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.

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3. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and By-Laws for Kingswood, of record in Book 5552, page 732, said Register's Office, as amended 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, 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.

8. Restrictive covenats 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, pag 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, of record in Book 5552, page 732, said Register's Office, as amended 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 Grantors.

This is improved property, known as 2929 Selena Drive
(House Number) (Street)

Unit 110 Nashville, TN 37211
(P. O. Box) (City or Town) (Postal Zip)

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 heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 27th day of August, 1984.

Charles Krech, Jr.

Nancy Krech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Krech, Jr., and wife, Nancy Krech, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1984.

Laura D. Wilkey
Notary Public

My Commission Expires: 7/17/88

STATE OF TENNESSEE NOTARY PUBLIC

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IDENTIF. REFERENCE

AUG 31 2 35 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

41341.00- CAPIT.
107.39 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 116.89-
707 A 08/31/84 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 9 5 3

IDENTIF. T REFERENCE

AUG 31 2 35 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0065695