B4435

BOOK 6477 PAGE 404

ROCK HARBOR CONDOMINIUM
UNIT WARRANTY DEED

FROM: Rock Harbor Apartments

TO: Glenn A. Duke and wife,
Mary W. Duke

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Eleventh Floor, 200 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn A. and Mary W. Duke (NAME)	Glen Duke (NAME)	MAP 90-11A
Unit No. 148, 515 Basswood Avenue (STREET ADDRESS OR ROUTE NUMBER)	814 Watts Ln (STREET ADDRESS)	Parcel 148
Nashville, Tennessee 37209 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,900.00.

Subscribed and sworn to before me, this the 15th day of January, 1985.

Glenn A Duke
Affiant

My commission expires: 5-20-87 (Affix seal) Notary Public Judy A Dobbs

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by GLENN A. DUKE AND WIFE, MARY W. DUKE, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, ROCK HARBOR APARTMENTS, a Tennessee limited partnership, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, GLENN A. DUKE AND WIFE, MARY W. DUKE, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 148, as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office.

Being part of the same property conveyed to Grantor of record in Book 4569, page 871, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for Rock Harbor Condominium Association, of record in Book 6153, page 421, and its attendant By-Laws, as amended, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of First Management Services at Suite 575, 222 Third Avenue North, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, any amendments thereto, and Restated Master Deed, Developer's Report and Engineer's Letter, of record in Book 6162, page 251, said Register's Office.

3. Flowage easement granted United States of America by James C. Cox in connection with operation of Cheatham Lock and Dam Project (Tract I-927-E) by deed of record in Book 2147, page 42, said Register's Office.

4. Easement reserved in the Deed of record in Book 4196, page 206, said Register's Office, for ingress and egress across the land in question.

5. The Plan of Rock Harbor Apartments has been recorded in Book 4460, page 71, and shows an Owner's Certificate, a 50 foot setback line from all boundaries and dedication on River Rouge Drive along the easterly part of the southerly boundary.

6. Lease Agreement by and between Rock Harbor Apartments and Home Coin Laundries, Nashville, Tennessee, dated August 9, 1972, filed July 10, 1973, in Book 4726, page 568, Register's Office for Davidson County, Tennessee.

7. Lease Agreement of record in Book 5114, page 37, said Register's Office.

This is improved property, known as Unit No. 148, 515 Basswood Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said GLENN A. DUKE AND WIFE, MARY W. DUKE, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 15th day of January, 1985.

ROCK HARBOR APARTMENTS,
A Tennessee Limited Partnership

By: ~~G.Z.E.,~~ CORPORATION, a Nevada corporation
General Partner

By: _____
RICHARD FORREST, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared RICHARD FORREST, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of G.Z.F., CORPORATION, the general partner of ROCK HARBOR APARTMENTS, the within bargainor, a Tennessee limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as Vice President of the said general partner, and acknowledged that he, as such Vice President executed the foregoing instrument on behalf of ROCK HARBOR APARTMENTS, as the free act and deed of ROCK HARBOR APARTMENTS for the purpose therein contained by signing the name of said corporation on behalf of ROCK HARBOR APARTMENTS by himself as Vice President of G.Z.F., CORPORATION.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of January, 1985.

Judith A Dobbins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-87,

NOTARY PUBLIC AT LARGE

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IDENTIF. REFERENCE

JAN 10 11 05 AM '85

FILED AND RECORDED
DAVIDSON COUNTY, TN

4738 01/18 105.44- CHECK

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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

36900.CO- CAMT.
95.94 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 105.44-
4738A01/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 18 11 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102326