STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 103,828.17

Bonnie M. Allen
Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1984.

Notary Public

My Commission expires: 3-22-86
(AFFIX SEAL)

J 0 0 0 1 9

IDENTIF. REFERENCE

APR 29 9 11 AM '85

REGISTER
DAVIDSON COUNTY, TN

THIS DOCUMENT WAS PREPARED BY
J. Greg Hardeman, Kestner & Hardeman, 174 Third Ave. N., Nash., TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Bonnie M. Allen	Home Service Corp.	Map 119-14-A
603 Linden Square	230 Fourth Ave. No.	Parcels 85,89 & 150
(Street Address or Rt. No.)	(Street Address)	
Nashville, Tennessee 37215	Nash, TN 37201	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack H. Dalton, and wife, Jeanette H. Dalton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie M. Allen HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Units 85, 89 and 150 as shown on the Site Plan of Kingswood Condominiums, or record in Book 5200, Page 520, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit C to the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, R.O.D.C.

Being the same property conveyed to Jack H. Dalton by deeds from Home Service Corporation of record in Book 6078, Page 180; Book 6078, Page 207; and Book 6078, Page 189, R.O.D.C., respectively.

Jeanette H. Dalton joins in this deed for the purpose of conveying any marital rights and/or interests which she may have in and to the above property.

This conveyance is subject to:

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

2. Terms, provisions, convenants, conditions and rights established by and continued in the Master Deed and By-laws for Kingswood, as amended, recorded in Book 6058, Page 320, said Register's Office, including the plat recording in Book 5200, Page 520, said Register's Office.

3. 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.

4. Restrictive covenants contained in deed farom 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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, which plat reference is here made for the location and dimensions.

11. 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 4259, Page 977; and Book 4260, Page 332, said Register's Office.

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

13. Unit 85 - Deed of Trust from Jack H. Dalton and Jeanette H. Dalton to Thomas C. Scott, Trustee, to secure a note payable to Home Service Corporation in the amount of $29,950 of record in Book 6078, page 183, R.O.D.C.

14. Unit 89 - Deed of Trust from Jack H. Dalton and Jeanette H. Dalton to

Thomas C. Scott, Trustee, to secure a note payable to Home Service Corporation in the amount of $29,950 of record in Book 6078, page 210, R.O.D.C.

15. Unit 150 - Deed of Trust from Jack H. Dalton and Jeanette H. Dalton to Thomas C. Scott, Trustee, to secure a note payable to Home Service Corporation in the amount of $29,950 of record in Book 6078, page 192, R.O.D.C.

This is improved (X) unimproved ( ) property, known as Units 85, 89, and 150 Kingswood Condominums
House Number

2929 Selena Drive
(Street)

Nashville TN 37211
(City) (State) (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 general shall be applicable to all genders.

WITNESS our hands this 26th day of December, 1984.

Jack H. Dalton
JACK H. DALTON

Jeanette H. Dalton
JEANETTE H. DALTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Christianson, a Notary Public in and for said County and State, the within named Jack H. Dalton and wife, Jeanette H. Dalton the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of December, 1984.

My Commission Ends:

5-19-1987

Debbie L. Christianson
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 6543 PAGE 79

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
			103828.17- CAMT, 269.88 CSTAX .50 PRFEE 9.00 WDEED CHECK 279.38-	
2245A04/29/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O O C 0 0 1 9

IDENTIF. REFERENCE

APR 29 9 11 AM '85

DAVIDSON COUNTY, TN REGISTER

No. 129072