This Instrument Prepared By:
Wm. Caldwell Hancock
500 Church St.
Nashville, TN 37219
615/244-7545

Address New Owner:
Bruce Davis, Trustee
do Kraft Cohen & Co.
One Commerce Place
Nashville, TN 37219

Send tax bills to same.

Map & Parcel No.
143-03
B048

CONDOMINIUM UNIT DEED

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THIS INDENTURE, made and entered into this 28th day of March, 1986, by and between CALVIN SPEIGHTS (hereinafter referred to as "SELLER"), a single man and the only child of Daisy B. Speights who died on December 17, 1983, and BRUCE DAVIS, TRUSTEE (hereinafter referred to as "BUYER").

WITNESSETH:

That for the consideration hereinafter expressed the SELLER has bargained and sold and does hereby bargain, sell, convey and confirm unto the BUYER the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to wit:

A part of Harpeth Glen Condominium tract as shown per plat of record in Plat Book 4675, page 64, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 6933 on the said section plat together with the accompanying carport as shown thereon, a family unit type No. _____, as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, as amended in Book 4630, page 504, of the Register's Office of Davidson County, Tennessee, and in Book 4775, page 384, of the Register's Office of Davidson County, Tennessee;

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the BUYER does assume and agrees to observe and perform, including, but not limited to the payment of assessments; and

BEING THAT SAME PROPERTY conveyed to Daisy B. Speights from Harpeth Glen Corp. by condominium unit deed of record in Book 4866, page 639, of the Register's Office of Davidson County, Tennessee. Daisy B. Speights died intestate on December 17, 1983 leaving as her sole heir Calvin Speights as evidenced by the Affidavit of Heirship of record at Book 6815, page 963, Register's Office of said county.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said BUYER, his heirs, and assigns in fee simple forever.

And the said SELLER does hereby convenant with the said BUYER that he is lawfully seized in fee of the above described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, and undertakings contained in the aforesaid Master Deed, and any amendments thereof; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property and building thereon, or to serve some or all of the units herein; (3) real estate taxes for the current year which have been prorated and assumed by BUYER; and (4) a Deed of Trust in favor of Vaden Lackey, Trustee, recorded in Book 4866, page 644 at the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto SELLER will warrant and forever defend against the lawful claims of all persons.

BUYER agrees that, with no further consent from BUYER, Harpeth Glen Corporation may amend said Master Deed pursuant to paragraph twenty-second thereof to add certain tracts of land to said condominium as a part of said same condominium. Any purchaser of condominium units constructed on tracts of land added to said condominium pursuant to the amendment of said Master Deed shall become members of the same condominium as BUYER and be subject to the same conditions and liabilities and have the same rights and privileges includings rights and provileges to common areas of BUYER.

THE CONSIDERATION for this conveyance is as follows: ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, SELLER AND BUYER have executed this instrument on the day and yuear first above written.

SELLER:

Calvin Speights

BUYER:

Bruce Davis, Trustee

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ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Speights the bargainor, which whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1986.

Kimberly Anne Lovan
NOTARY PUBLIC

My Commission Expires: 6-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed to and sworn to before me, this 1st day of April, 1986.

Notary Public

My Commission Expires: 5/23/89

STATE OF TENNESSEE
DAVIDSON COUNTY

APR 2 1 46 PM '86

FELIX Z. WILSON II REGISTER

IDENTIFI REFERENCE

88189

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

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 217.50-
91168A04/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 1 8 9

IDENTIFYING REFERENCE

APR 2 1 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233298