This Instrument Prepared By:

Ted A. Burkhalter, Attorney at Law
110 29th Avenue North Suite 103
Nashville, Tennessee 37203

BOOK 6957 PAGE 312

# CONDOMINIUM UNIT DEED

| Address New Owner: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| Norma R. Gelin et.vir.<br>225 Cheswick Court<br>Nashville, TN 37215 | Citicorp Homeowners, Inc.<br>670 Mason Ridge Center Dr.<br>St. Louis, MO 63141 | 131-05-45<br>(partial) |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS ($159,900.00), the HILLSBOROUGH-HARDING JOINT VENTURE, a Tennessee joint venture composed of BEC Development Corporation, a Tennessee corporation, and BMR Associates, a Tennessee limited partnership, has this day bargained and sold and does hereby convey unto NORMA R. GELIN and husband, JOHN D. GELIN, their heirs and assigns, certain real estate in Davidson County, Tennessee, to wit:

A part of The Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, Reigster's Office for Davidson County; the part hereby conveyed being:

Unit No. 225 on the said section plat, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-laws thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.

TOGETHER WITH each and all of the rights, privileges, and appurtenances therunto belonging, as set forth in 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 PART OF THE PROPERTY conveyed to GRANTOR by deeds of record in Book 6609, at pages 855, 860 and 864, and of record in Book 6465, at page 867, said Register's Office.

This is improved real estate known as 225 Cheswick Court Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTOR, his heirs and assigns in fee simple forever.

AND the said GRANTOR does hereby convenant with the said GRANTEE 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 will be paid by GRANTOR; and that the title and quiet possession thereto GRANTOR will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 23 day of August, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 154,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 19 86.
Deputy Register

HILLSBOROUGH-HARDING JOINT VENTURE
BY: BEC DEVELOPMENT CORPORATION
as General Partner

BY: Campbell Brown

TITLE: President

REGISTER'S OFFICE DAVIDSON COUNTY TN
Aug 22 12 32 PM '86
3 4 5 3 8

A C K N O W L E D G E M E N T

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Campbell Brown with whom I am personally acquainted, and who upon oath, acknowledged himself to be the President of the Hillsborough-Harding Joint Venture, a corporation/partnership, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation/partnerhsip by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1986.

Notary Public

My Commission Expires July 9, 1989

Prepared by:

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

RECEIVED OF _____

FOR _____

BOOK 6957 PAGE 314

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

159900 CO- CAMT.
447.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 454.22
3422A08/22/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

345538

IDENTIFICATION

Aug 22 12 32 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 286427