SEP 25 2 04 PM '86
TENNESSEE REAL ESTATE TRANSFER
4 8 4 9 8

This Instrument Prepared By:
Ted A. Burkhalter, Attorney at Law
110 29th Avenue North Suite 103
Nashville, TN 37203

# CONDOMINIUM UNIT DEED

| Address New Owner: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| Merritt Sutherland, Sr.<br>401 Ardsley Place<br>The Hillsborough<br>Nashville, TN 37215 | Citicorp Homeowners, Inc.<br>670 Mason Ridge Center Dr.<br>St. Louis, MO 63141 | 131-05-45<br>(partial) |

BOOK 6991 PAGE 156

**FOR AND IN CONSIDERATION** of the sum of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00) 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 to MERRITT SUTHERLAND, SR. his heirs and assigns, certain real estate in Davidson County, Tenneessee, to wit:

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

Unit No. 401 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 thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage 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, pages 855, 860 and 864, and of record in Book 6465, page 867, said Register's Office.

This is improved property known as 401 Ardsley Place, 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 of 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 24th day of September, 1986.

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

BY: Campbell V Brown

TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is
$ 2200000

Campbell V Brown
AFFIANT

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

Notary Public

My Commission Expires July 9, 1989

**ACKNOWLEDGMENT**

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles C. Brown , with whom I am personally acquainted, and who upon oath, acknowledged himself to be the President of BEC DEVELOPMENT CORPORATION, a Tennessee corporation, and which is a General Partner of the HILLSBOROUGH-HARDING JOINT VENTURE, a partnership, and that as such Officer and General Partner he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President and the name of the partnership as General Partner thereby.

Witness my hand and official seal this 24th day of September , 1986.

Notary Public

My Commission expires: My Commission Expires July 9, 1988

**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 |
|---|---|---|---|---|

225000.00- CAMT
630.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 639.50-
697A09/25/86 BAL .00

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

46498

IDENTIFICATION REFERENCE

SEP 25 2 44 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

**No.** 299680