L# 550823-3
D# 252186
Chicago
Box 14

COTTAGE PLACE CONDOMINIUM
UNIT WARRANTY DEED

BOOK 7010 PAGE 450

FROM: A. HARRISON JOHNSON, JR., TRUSTEE

TO: ALLAN L. ERB

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan L. Erb	Fidelity Federal Savings & Loan Association	95-2A-221
(NAME)	(NAME)	
Unit No. 39, 221 Cottage Lane	401 Union	302-8607
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,250.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 1986.

My commission expires: 10-24-88

(Affix seal) Notary Public

(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 ALLAN L. ERB, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., TRUSTEE FOR ALLIED PARTNERS, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, ALLAN L. ERB, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 39 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being part of the same property conveyed to Allied Partners, a partnership comprised of Stephen O. Hewlett, C. LeRoy Norton, Jr., Stephen H. Horrell and John W. Horrell by deeds from Jane Logue, of record in Book 6353, Page 79, Register's Office for Davidson County, Tennessee, and from Joseph W. Lannon, et al, of record in Book 6359, Page 345, said Register's Office and being part of the same property conveyed to Grantor herein by Deed of record in Book 6536, Page 559, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Cottage Place Condominium Association, of record in Book 6520, Page 745, as amended in Book 6569, Page 212, and in Book 6636, Page 722, and in Book 6902, Page 829, said Register's Office.

Further, this conveyance is given subject to:

1. 1986 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, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, Page 398, said Register's Office.

5. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, Page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 221 Cottage Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ALLAN L. ERB, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 ALLAN L. ERB, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the undersigned's signature this 10th day of October, 1986.

A. HARRISON JOHNSON, JR., TRUSTEE FOR
ALLIED PARTNERS

A. Harrison Johnson, Jr. Trustee

OCT 15 12 PM '86 IDENTIFICATION REFERENCE

53192

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, A. Harrison Johnson, Jr., Trustee of ALLIED PARTNERS, (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of October, 1986.

Audrey Rainey
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7010 PAGE 452

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

7?260.00- CAMT.
216.?0 STAX
.50 PRFE?
6.00 MTE ?
CHECK 2??.??-
4617A 10/15/86 BAL .??

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53192

IDENTIFICATION REFERENCE

Oct 15 3 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00847