File #5370
File Box 38

BOOK 7094 PAGE 970

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: (MORTGAGEE) | Map & Parcel No. |
|---|---|---|
| Lex Lancaster et ux<br>215 Cheswick Court<br>Nashville, TN 37215 | Citicorp Homeowners, Inc.<br>Attn: Tax Department<br>M.S. 309<br>P.O. Box 790009<br>St. Louis, MO 63179-0009 | 131-05-0-C<br>parcel 215 |

**FOR AND IN CONSIDERATION** of the sum of ONE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($149,900.00) 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 to LEX LANCASTER and wife, AVA LANCASTER, 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, Register's Office for Davidson County; the part hereby conveyed being:

Unit No. 215 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 215 Cheswick Court, Nashville, Tennessee 37215.

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 29th day of December, 1986.

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

BY: _____

TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 149,900.00

_____
AFFIANT

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

_____
Notary Public

My Commission Expires July 9, 1989

**ACKNOWLEDGMENT**

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 31 day of December, 1986.

Notary Public

My Commission expires:

My Commission Expires July 8, 1989

79926

RECEIVED FOR RECORD
JAN 5 11 52 AM '87
DAVIDSON COUNTY, TN.
RECORDED

TENNESSEE REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 7091 PAGE 973

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 149.00 CAPT | |
| | | | 419.72 CSTAX | |
| | | | .50 PRFE | |
| | | | 9.00 MORT | |
| | | | CHECK | 429.22 |
| | | | 495 481/283/87 CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79926

IDENTIFICATION REFERENCE

JAN 5 11 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No30602