G1-254607

ba/35

ROCK HARBOR CONDOMINIUM
UNIT WARRANTY DEED

FROM: ROBERT J. HOWELL, CHARLES A. HOWELL, IV & ANDREW WOODFIN MILLER

BOOK 7236 PAGE 1

TO: THOMAS E. ROBERSON

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
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
Thomas E. Roberson	First Investment Company	90-11A
(NAME)	(NAME)	
Unit No. P-149, 515 Basswood Avenue	4300 E. Broad Street	Parcel 149
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Columbus, Ohio 43219	
(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 $43,900.

Thomas E. Roberson
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1987.

My commission expires: 11/13/90 Peter B. Edwards
(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 THOMAS E. ROBERSON, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, ROBERT J. HOWELL, CHARLES A. HOWELL, IV AND ANDREW WOODFIN MILLER, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, THOMAS E. ROBERSON, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. P-149 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office.

Being the same property conveyed to Grantors of record in Book _____, Page ____, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, 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 Rock Harbor Condominium Association, of record in Book 6153, Page 421, and its attendant By-Laws, as amended, in said Register's Office.

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Sales Agreement" by and between Grantors and Grantee wherein Grantors agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Cumberland River I Partnership, 2000 Warfield Drive, Nashville, Tennessee 37215. Such "Condominium Sales Agreement" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1987 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, any amendments thereto, and Restated Master Deed, Developer's Report and Engineer's Letter, of record in Book 6162, Page 251, said Register's Office.

3. Flowage easement granted United States of America by James C. Cox in connection with operation of Cheatham Lock and Dam Project (Tract I-927-E) by deed of record in Book 2147, Page 42, said Register's Office.

4. Easement reserved in the Deed of record in Book 4196, Page 206, said Register's Office, for ingress and egress across the land in question.

5. The Plan of Rock Harbor Apartments has been recorded in Book 4460, Page 71, and shows an Owner's Certificate, a 50 foot setback line from all boundaries and dedication on River Rouge Drive along the easterly part of the southerly boundary.

6. Lease Agreement by and between Rock Harbor Apartments and Home Coin Laundries, Nashville, Tennessee, dated August 9, 1972, filed July 10, 1973, in Book 4726, Page 568, Register's Office for Davidson County, Tennessee.

7. Lease Agreement of record in Book 5114, Page 37, said Register's Office.

This is improved property, known as Unit No. P-149, 515 Basswood Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said THOMAS E. ROBERSON, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee, that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this 30th day of April, 1987.

ROBERT J. HOWELL

By: _____, atty in fact
CHARLES A. HOWELL, IV, his attorney-in-fact

_____
CHARLES A. HOWELL, IV

ANDREW WOODFIN MILLER

By: _____
DON NAUS, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES A. HOWELL, IV, attorney-in-fact for ROBERT J. HOWELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by his 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 30th day of April, 1987.

Betsy B. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/12/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES A. HOWELL, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1987.

Betsy B. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/12/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DON NAUS, attorney-in-fact for ANDREW WOODFIN MILLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by his 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 30th day of April, 1987.

Betsy B. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/12/90

2572 U

IDENTIFICATION REFERENCE

MAY 11 11 13 AM '87

FELIX ALLSOPP REGISTER
DAVIDSON COUNTY, TN

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

43900.00- CAMT.
122.92 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 132.42-
7004A05/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2572 d.

IDENTIFI REFERENCE

MAY 14 10 13 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81551