COTTAGE PLACE CONDOMINIUM
UNIT WARRANTY DEED

Box 16

FROM: C. LEROY NORTON, JR.

TO: RONALD E. POLK AND
WIFE, EVONNE N. POLK

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
Ronald E. and Evonne N. Polk	Fidelity Federal	95-2A 117
(NAME)	(NAME)	
2601 Lincoya Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 7281 PAGE 321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.

Ronald E. Polk
Affiant

Subscribed and sworn to before me, this the 25th day of June, 1987.

My commission expires: May 8, 1991
(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 RONALD E. POLK AND WIFE, EVONNE N. POLK, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, C. LEROY NORTON, JR., (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, RONALD E. POLK AND WIFE, EVONNE N. POLK, their 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. 17 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, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, Page 829, said Register's Office.

Being the same property conveyed to C. LeRoy Norton, Jr. by Deed of record in Book 6947, Page 499, and re-recorded in Book 7229, Page 643, as corrected by Correction Deed and Deed of Trust of record in Book 7281, Page 317, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree 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. 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, 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 117 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 RONALD E. POLK AND WIFE, EVONNE N. POLK, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said RONALD E. POLK AND WIFE, EVONNE N. POLK, their heirs and assigns against the lawful claims of all persons whomsoever.

KAY M. NORTON, the wife of C. LEROY NORTON, JR., joins herein for the sole purpose of quitclaiming all of her marital right, title and interest in and to the property.

DATED this the 25th day of June, 1987.

C. LEROY NORTON, JR.

Kay M. Norton
KAY M. NORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, C. LEROY NORTON, JR. AND WIFE, KAY M. NORTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of June, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

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.

ADDENDUM
TO
COTTAGE PLACE CONDOMINIUM
UNIT WARRANTY DEED

BOOK 7281 PAGE 323

WITNESSETH:

THAT C. LEROY NORTON, JR. has on this the 25th day of June, 1987, conveyed to RONALD E. POLK AND WIFE, EVONNE N. POLK, by Cottage Place Condominium Unit Warranty Deeed attached hereto, Unit No. 17, 117 Cottage Lane, Nashville, Davidson County, Tennessee; and

THAT said conveyance is subject to Deed of Trust executed by C. LeRoy Norton, Jr. to Vaden Lackey, Jr., Trustee, dated July 23, 1986, of record in Book 6947, Page 502, Register's Office for Davidson County, Tennessee, re-recorded in Book 7229, Page 645, said Register's Office, and corrected by Correction Deed and Deed of Trust of record in Book 7281, Page 314, said Register's Office. RONALD E. POLK AND WIFE, EVONNE N. POLK do hereby assume the said indebtedness and agree to pay the Fidelity Federal indebtedness on this the 25th day of June, 1987.

Ronald E. Polk
RONALD E. POLK

Evonne N. Polk
EVONNE N. POLK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RONALD E. POLK AND WIFE, EVONNE N. POLK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of June, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

[illegible]

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

RECEIVED OF _____

FOR BOOK 7281 PAGE 324

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

7203.00- CAMI.
201.60 STAX
.50 PREF
0.00 MBELO
-CHECK 21 .10-
4430A06/29/87 BNL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40899

IDENTIFICATION REFERENCE

JUN 29 11 37 AM '87

No. 98618