Return to: File Box 25A

This Instrument Prepared By:
Howard M. Taradash
Attorney
338 46th Ave. North
Nashville, TN 37209

BOOK 7309 PAGE 907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $39,900.00.

Donald T. Summers
Affiant

Subscribed and sworn to before me this the 17 day of July, 1987.

Howard M. Taradash
Notary Public

My Commission Expires: 18 April 1990

HOWARD M. TARADASH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

50507

IDENTIFICATION REFERENCE

JUL 29 2 02 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Address New Owner: Send Tax Bills To: Map and Parcel No.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees , and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD T. SUMMERS and wife, TERRY L. SUMMERS, and J. W. BRASIER and wife, BETTYE C. BRASIER (the Grantors), have bargained and sold, and by these presents do transfer and convey unto the said Leslie M. Tomlinson, Unmarried, (the Grantee), his or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee described as follows, to wit:

Unit No. 16, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to DONALD T. SUMMERS and wife TERRY L. SUMMERS, and J. W. BRASIER and wife, BETTYE C. BRASIER, by deed from Home Service Corporation, of record in Book 6101, Page 322, Register's Office for Davidson County, Tennessee.

This conveyance subject to (Nos. 1 thru and icluding 15 below):

1. Real property taxes for 1987, which have been prorated between Grantors and Grantee and are hereby assumed by Grantee.

2. Limitations and condition imposed by the "horizontal Property Act" as set forth in Tennessee Code Annotated sections 66-27-101, et seq,

3. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, Page 520, said Register's Office.

4. Restrictive covenants contained in Deed of record in Book 908, Page 48, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in Deed of record in Book 919, Page 393, Register's Office for Davidson County, Tennessee.

6. Restrictive covenants contained in Deed of record in Book 928, Page 752, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 1001, Page 539, said Register's Office.

7. Restrictive covenants contained in Deed of record in Book 946, Page 252, Register's Office for Davidson County, Tennessee.

8. Restrictive covenants contained in Deed of record in Book 919, Page 628, Register's Office for Davidson County, Tennessee.

9. Restrictive covenants contained in Deed of record in Book 1579, Page 387, Register's Office for Davidson County, Tennessee.

10. Restrictibe covenants contained in Deed of record in Book 1581, Page 55, Register's Office for Davidson County, Tennessee.

11. The Plan of record in Book 5200, Page 233, Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 5565, Page 424, Register's Office for Davidson County, Tennessee. The aforesaid Plan and instrument of correction shows an Owner's Certificate, public untility and sewer easements, to which reference is here made for the exact location and dimensions.

12. Easements for sanitary sewers and/or storm drainage of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, Register's Office for Davidson County, Tennessee.

13. Lease Agreement of record in Book 5585, Page 985, Register's Office for Davidson County, Tennessee, and Bill of Sale of record in Book 5585, Page 989, said Register's Office.

14. Any liens or other obligations to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance idemnity is insufficient to cover the cost of such reconstruction as set out in the Master Deed, as amended, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

15. Such Liens against which Grantee's title insuror commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

This is improved property known as Apartment No. 16, Kingswood Condominiums, 2929 Selena Drive, Nashville, Tennessee 37211.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his ortheir heirs and assigns foreever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above and as may appear of record in the Register's Office for Davidson County, Tennessee.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said grantee, his or their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand, this the 16th day of July, 1987.

DONALD T. SUMMERS

TERRY L. SUMMERS

J. W. BRASIER by Terry L. Summers, Attorney In Fact

BETTYE C. BRASIER
By Terry L. Summers,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Howard M. Taradash a Notary Public, of said County and State, Donald T. Summers and wife, Terry L. Summers, the witnin bargainors, with whom I am personally acquainted, and who acknowledged that they each executed the within instrument for the purposes therein contained. Witness my hand, at office, this 16th day of july, 1987.

Notary Public

My Commission Expires: 17 April, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of July, 1987, before me personally appeared Terry L Summers, to me known to be the person who executed the foregoing instrument in behalf of J. W. Brasier and Bettye C. Brasier acknowledged that she executed the same as the free act and deed of J. W. Brasier and Bettye C. Brasier.

Notary Public

My Commission Expires: 17 April, 1988

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

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 910

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
			3900.00- CASH	
			111.72 STAX	
			.50 PRFEE	
			0.00 MTG TAX	
			CHECK 3911.22-	
			5414A07/29/87 RNL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50507

IDENTIFICATION REFERENCE

JUL 29 2 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109465