BOOK 8967 PAGE 72

**QUITCLAIM DEED**

FROM: John E. Davis, Jr. and wife, Carolyn Lee Davis and Granville L. Jones and wife, G. Maxine Jones

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Mary Criswell Freeman

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Mary C. Freeman<br>4215 Harding Road<br>Nashville, TN 37205 | Same | 103-16B-140<br>103-16B-141<br>103-16B-142<br>103-16B-143 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Mary C. Freeman
Affiant

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me, this 27th day of May, 1993.

Notary Public

My Commission Expires: 7/27/96

2218 06/02 0101 03CHECK 64.00

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FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John E. Davis, Jr. and wife, Carolyn Lee Davis and Granville L. Jones and wife, G. Maxine Jones, as Grantors have bargained and sold, by these presents do hereby transfer, convey and quitclaim unto the said Mary Criswell Freeman, as Grantee, her heirs, successors, and assigns all right, title and interest the Grantors own in and to the following:

1. Units 1209, 1210, 1211 and 1212 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee.
2. Any 12th floor common area and limited common area which serves only Units 1209, 1210, 1211 and 1212

as shown on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, said Register's Office (the "Plat").

The property conveyed hereby is all of the Grantors' ownership interest in the real property described on the attached Exhibit A and represented by the drawing attached as Exhibit B, both Exhibits being incorporated herein by reference.

Exhibits A and B describe and represent that portion of the 12th floor of the Windsor Tower Condominium Apartments known as Apartment 1209 a single improved living unit depicted on the Plat as Units 1209, 1210, 1211 and 1212 and a hallway serving said units. The purpose of this conveyance is to convey Grantors' interest in Apartment 1209 as it actually exists and not withstanding the fact that the Plat fails to depict Apartment 1209 as it actually exists. Grantors affirm to Grantee that there has never been a hallway or corridor existing in the southernmost wing of the 12th floor of Windsor Tower Condominium Apartments or walls partitioning Apartment 1209 into four distinct Units both as depicted on the recorded Plat. It is the purpose of this conveyance to vest title to all the space, excepting columns and bearing walls, in the southernmost wing of the 12th Floor of Windsor Tower Condominium Apartments in Mary Criswell Freeman, her heirs, successors and assigns, including all space shown on the Plat as hallway in said southernmost wing exclusively serving said Units 1209, 1210, 1211 and 1212.

Grantors affirm to Grantee that the Board of The 4215 Harding Road Home Owners' Association (the "Association"), the governing board of Windsor Tower Condominium Apartments approved at its meeting on September 23, 1991 the improvement of Apartment 1209 as a single residential unit composed of all the area and volume of space described on Exhibits A and B hereto which approval is set forth in the Association's Official Minutes dated September 23, 1991, a copy of which is attached as Exhibit C, and further as authorized in the Association's September 25, 1991 letter, a copy of which is attached as Exhibit D. Grantors further affirm that

the improvements to Apartment 1209 were made in substantial conformity with the plans attached hereto as Collective Exhibit E which plans were approved by the Association at its September 23, 1991 meeting.

Witness our hands this 27th day of May, 1993.

John E. Davis, Jr.

Carolyn Lee Davis

Granville L. Jones

G. Maxine Jones

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Percy Wilkins, Jr., a Notary Public of said County and State, JOHN E DAVIS, JR. AND CAROLYN LEE DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27th day of May, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Percy Wilkins, Jr., a Notary Public of said County and State, GRANVILLE L. JONES AND G. MAXINE JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27th day of May, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

25562
IDENTIFICATION REFERENCE
Jun 2 10 03 AM '93
DAVIDSON COUNTY, TN

EXHIBIT A

SURVEYOR'S DESCRIPTION

UNIT 1209
TWELFTH FLOOR
WINDSOR TOWER



Being four parcels of land in Nashville, First Civil District, Twenty-Fifth Councilmanic District, Davidson County, Tennessee, located on the south side of West End Avenue, east of White Bridge Road, being known as Apartment 1209 (Davidson County Tax Map 103-16-B, Parcels 140, 141, 142 and 143) of the Windsor Tower Condominium Apartments as of record in Plat Book 5200, Page 71, R.O.D.C., and being more particularly described as follows:

BEGINNING at the southwest corner of Parcel 141 of the above-mentioned plan, said point being the interior finish face of wall;

THENCE, with the interior finish face of wall in generally a northwesterly direction, 85.69 feet more or less to a interior finish corner;

THENCE, with the southeasterly face of the common wall with Parcel 138 generally in a northeasterly direction 18.56 feet more or less to a interior finish corner, said point being on the southerly finish face of the common wall with common area;

THENCE, following said common wall with common area 7.08 feet more or less to a point at the door leading into common area;

THENCE, following the interior finish face generally in a southeasterly direction, 3.15 feet more or less to a point, said point being the interior finish face of the common wall with the common area leading to the elevator;

THENCE, following said interior finish face of wall in generally a northeasterly direction, passing the entrance to said Unit 1209 for a total distance of 21.28 feet more or less to a interior corner;

THENCE, leaving said interior corner and following the interior face of the wall common with the stairwell/elevator area the following calls:

generally in a northwesterly direction, 2.85 feet more or less to a point;

generally in a northwesterly direction 3.12 feet more or less to the interior finish face of wall;

generally in a southeasterly direction 6.73 feet more or less to the interior finish face of wall;

THENCE, with the southerly face of the common wall with Parcel 135 generally in a southeasterly direction 18.50 feet more or less to the northeasterly interior finish face of the herein described parcel;

THENCE, following the interior finish face of wall in generally a southeasterly direction 85.69 feet more or less to the southeasterly interior finish face corner of the herein described parcel;

THENCE, following the interior finish face of wall generally in a southwesterly direction 63.35 feet to the point of beginning.

Containing 5,630 square feet more or less.

NOTE: This description is based upon measurements made by BWS&C on May 20, 1993, and are on the interior finish face of wall.

Barge, Waggoner, Sumner and Cannon
File.6664-01
May 26, 1993

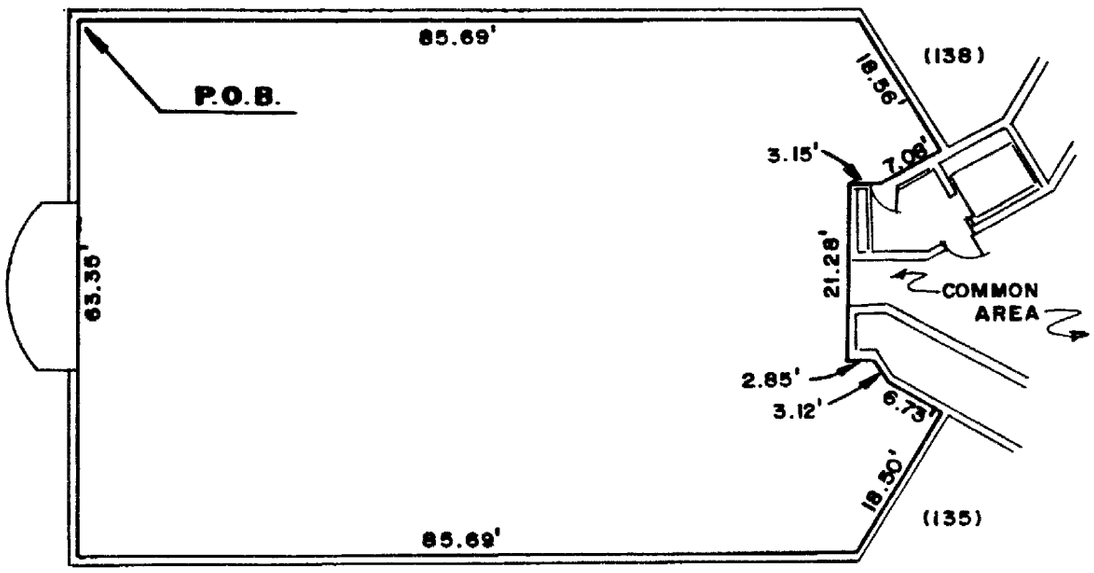
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LES
CYD
EXD
FMD

EXHIBIT B



N
NOT TO SCALE




# TWELFTH FLOOR, UNIT 1209

NOTE: DIMENSIONS SHOWN HEREON ARE INTERIOR DIMENSIONS.

## EXHIBIT MAP

# WINDSOR TOWER

TWELFTH FLOOR, UNIT NO. 1209
FIRST CIVIL DISTRICT
TWENTY-FIFTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BARGE, WAGGONER, SUMNER AND CANNON
162 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201

DATE MAY 26, 1993 FILE NO. 6664-01

**EXHIBIT C**

# WINDSOR TOWER CONDOMINIUMS

4215 Harding Road
Nashville, Tennessee 37205

BOOK 8967 PAGE 77

## BOARD OF DIRECTORS MEETING
## OFFICIAL MINUTES
## September 23, 1991

An official meeting of the Board of Directors for Windsor Towers was held on Monday, September 23, 1991 at 7:00 p.m. in the Windsor Room at the property.

The following Board members were or were not in attendance at this meeting:

| | | |
|---|---|---|
| Mr. Jack Jenkins | President | Present |
| Mr. Mark Thompson | Vice President | Proxy |
| Mr. Max Hiller | Treasurer | Present |
| Mr. Ronald Tate | Member | Proxy |
| Ms. Pauline Crist | Member | Present |
| Ms. Kathryn Norton | Member | Present |

Management was represented by the following individuals:

Mr. Ronald L. Sharpe, On-Site Manager, PRA, Inc.
Mr. R. B. Cadwallader, Vice President, PRA, Inc.

1. CALL TO ORDER - The meeting was called to order at 7:00 p.m. by Mr. Jenkins.

2. ROLL CALL OF OFFICERS AND ATTENDANTS - The attendance was noted as recorded above.

3. PROOF OF NOTICE OF THE MEETING - Everyone acknowledged receipt of proper notice of the meeting date, time, place and purpose.

4. DISPOSAL OF PREVIOUS MINUTES - Mr. Hiller moved that all future minutes include only motions, seconds, discussions, and the out come of the motions. Ms. Crist seconded and the motion carried unanimously.

   Ms. Norton moved to approve the minutes of the August 26, 1991 meeting as presented. Ms. Crist seconded and the motion carried unanimously.

5. MANAGER'S REPORT - Copies of the written report from Mr. Sharpe were provided to each director in advance of this meeting. Some time was spent reviewing the contents of his report. There is a copy on file in the Manager's Office.

6. OLD BUSINESS - The Board and management addressed the following Old Business matters during this meeting:

Mr. Hiller moved to amend the current fiscal budget as proposed subject to a review of the payroll categories by the full Board during an executive session. Ms. Norton seconded and the motion carried unanimously. Following the executive session, copies of the amended budget will be provided to all owners in accordance with the requirements set forth in the governing documents.

Ms. Norton moved that Dirthy McFall be appointed Chairperson of the Grounds Committee and authorized to solicit others to serve with her. Mr. Hiller seconded the motion and it carried unanimously.

Mr. Hiller moved to expand the size of the Decorating Committee and allow anyone else who wishes to serve the opportunity to do so. Ms. Crist seconded and the motion carried unanimously.

Mr. Hiller moved to allow the Decorating Committee to use their own discretion in spending the excess insurance proceeds amount estimated at $5,312.00. Ms. Crist seconded and the motion passed unanimously.

Mr. Hiller moved to adopt the proposed Board of Directors Resolutions and Amendment to the Master Deed for the 4215 Harding Road Homeowners Association as submitted by Mr. Ansel L. Davis, subject only to clarification by Mr. Davis of the intent of the fourth paragraph in the proposed resolution. Ms. Crist seconded and the motion carried unanimously.

Ms. Crist moved that a special membership meeting be called for Monday, October 14, 1991 at 7:00 p.m. for the purpose of voting on the adopted proposed amendment. Mr. Hiller seconded and the motion carried unanimously.

Mr. Hiller moved to accept Pinkerton's contract renewal as presented and discussed. Ms. Norton seconded and the motion passed unanimously.

Ms. Crist moved that Mr. Cadwallader approach Jeff Elliott with Carrier Corporation about alternatives for installing the pumps previously purchased as back up for the chill water and condenser system, and that Mr. Cadwallader provide any response from Carrier to Mr. Quillman for his review and recommendations to the Board. Mr. Hiller seconded the motion and it passed by roll call vote as follows: Mr. Hiller voted aye, Ms. Crist voted aye and Ms. Norton voted nay.

Mr. Hiller moved that Property Resources of America lower their price for copies charged back to Windsor Tower by 2 to 4 cents. Ms. Norton seconded and the motion carried unanimously.

Ms. Norton moved that Mr. Cadwallader advise Mr. John Davis and Mr. G. L. Jones in writing as Secretary of the Board that their plans for rebuilding units 1209, 1210, 1211, and 1212 have been approved as submitted, subject to any and all requirements that are provided for in the governing documents with regard to permits, Codes, etc. Mr. Hiller seconded and the motion carried unanimously.

7. NEW BUSINESS - The Board and management addressed the following new business matters during this meeting:

   Mr. Hiller moved that the Annual Association Membership Meeting be scheduled for Thursday, December 5, 1991 at 7:00 p.m. in the Windsor Room at the property. Ms. Norton seconded and it passed unanimously.

8. FINANCIAL REPORT - The directors reviewed each component of the financial statement for the report period ending August 31, 1991.

9. DATE, TIME & PLACE OF NEXT MEETING - The next Board meeting was scheduled to be held on Monday, October 28, 1991 at 7:00 p.m. in the Windsor Room at the property.

10. ADJOURNMENT - With no further business to come before them, Mr. Hiller moved for adjournment. Ms. Norton seconded and the meeting was adjourned at 9:53 p.m.

Exhibit D

WINDSOR TOWER CONDOMINIUMS
4215 Harding Road
Nashville, Tennessee 37205

BOOK 8967 PAGE 80

September 25, 1991

Mr. John Davis
500 Belgrave Park
Nashville, Tennessee 37215

Dear John:

Please be advised that the proposed blue prints for reconstruction of your penthouse units were approved by the Board of Directors of Windsor Tower subject to compliance with Section 15. of the Master Deed, and a specific written request for permission to install the gas fireplace.

Section 15. provides that no unit owner may make any alterations, additions or improvements within the unit of the unit owner without the prior written approval of the Board, and such unit owner shall be responsible for any damage to other units, the common elements, the property, or any part thereof, resulting from such alterations, additions or improvements.

The Board respectfully recommends that rubber matting be used with regard to protecting the new hardwood flooring in the service elevator room on the 12th floor during reconstruction.

Enclosed are copies of the request letters provided by Ronald Tate and Firouz Shahrokhi along with supporting documentation when they obtained permission to install gas fireplaces. This information is provided to help you with your request.

Should you have any questions, please give me a call at: 889-4700.

Sincerely yours,

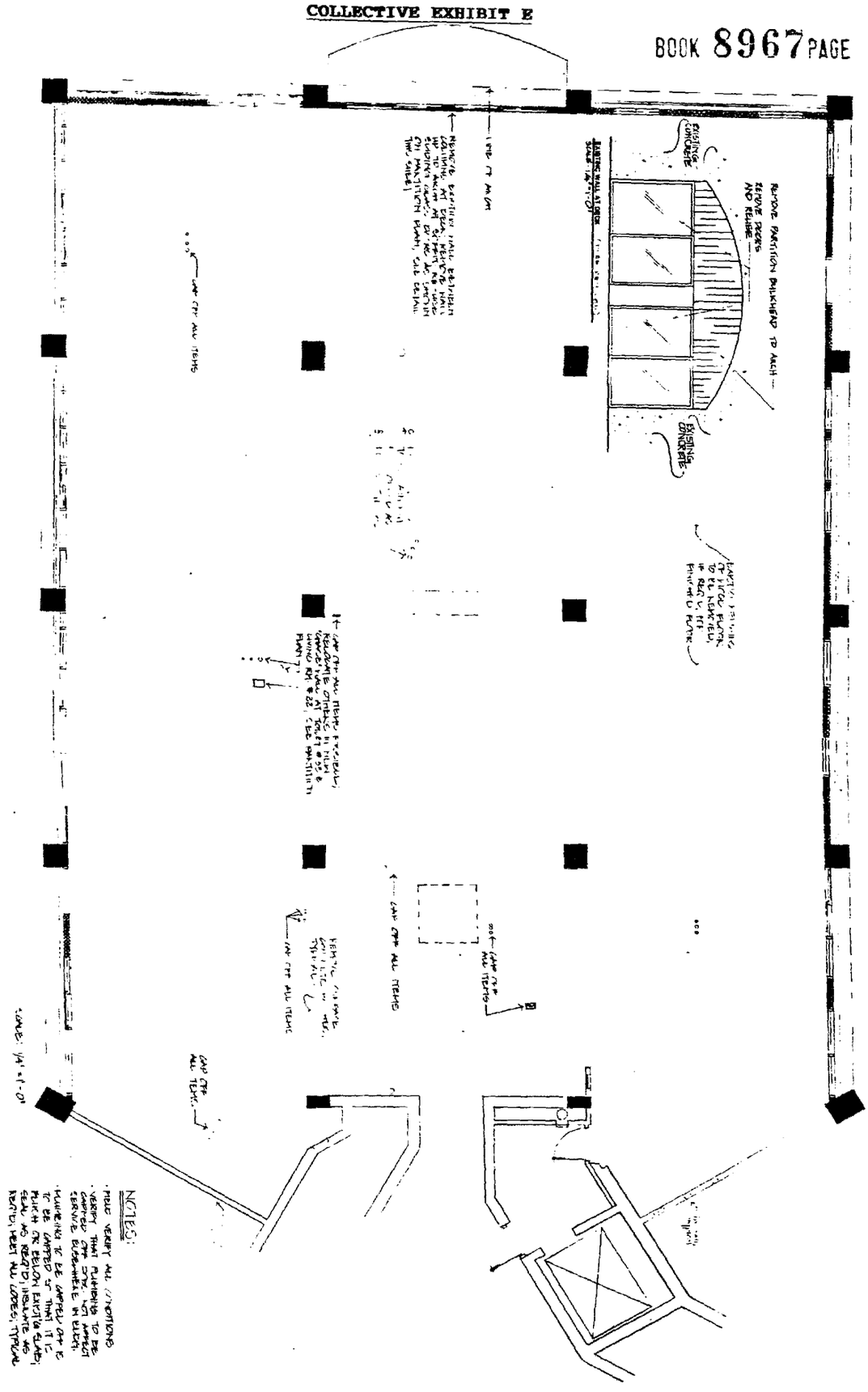
R. B. Cadwallader

R. B. Cadwallader, Secretary
Board of Directors
Windsor Tower Condominiums

x.c. Board of Directors Members
Ronald L. Sharpe, Manager

COLLECTIVE EXHIBIT E





NOTES:

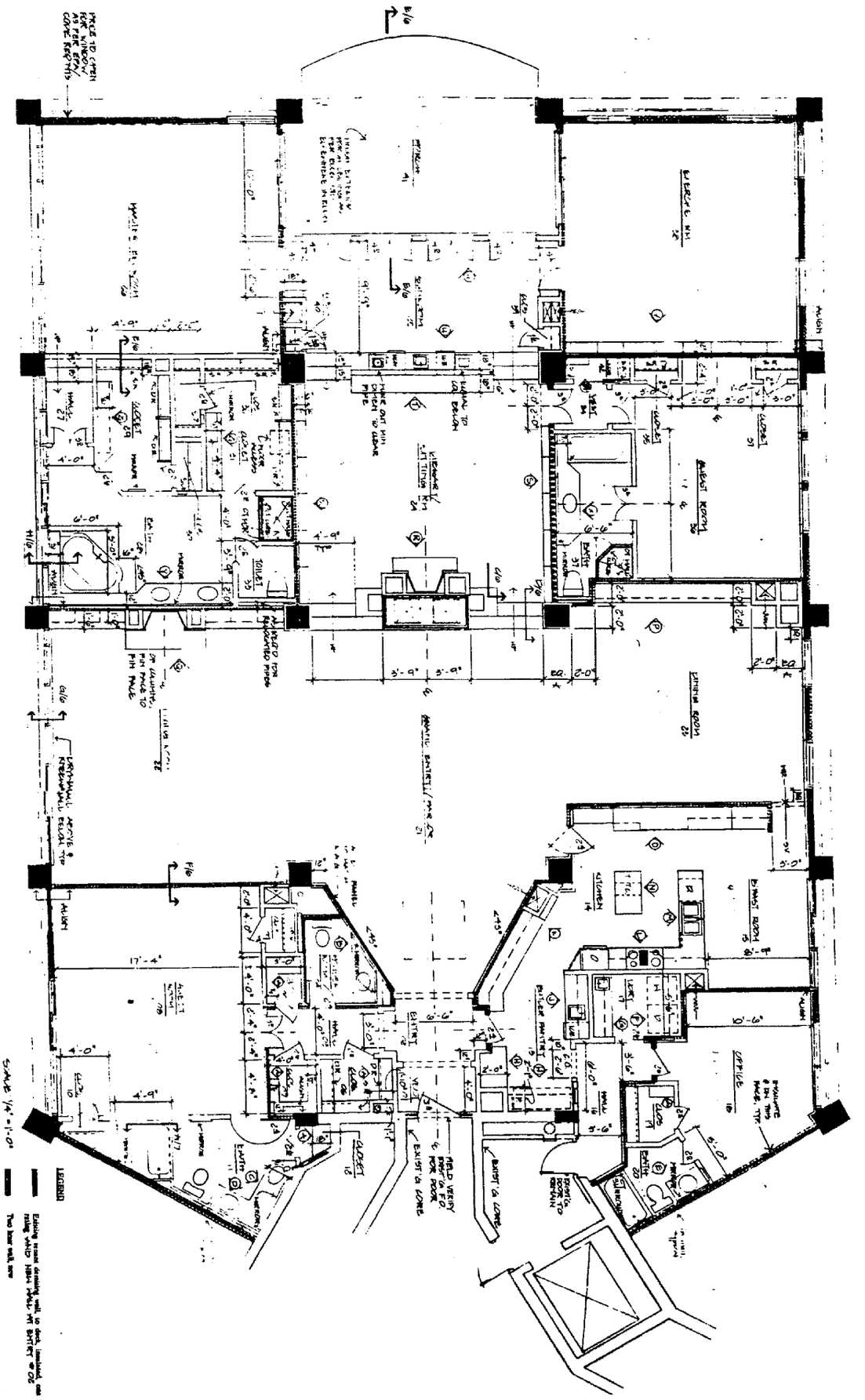
1. FIELD VERIFY ALL CONDITIONS
2. VERIFY THAT PLUMBING TO BE CAPPED OFF DOES NOT AFFECT SERVICE ELSEWHERE IN BLDG.
3. PLUMBING TO BE CAPPED OFF IS NOT CAPPED AT THAT IT IS BELOW EXISTING SLAB, PLUMBING TO BE CAPPED IN WALL AS REQ'D. INSULATE AS REQ'D. MEET ALL CODES. TYPICAL

| | |
|---|---|
| JOB NO | 9909 |
| | 1 |
| OF | 7 |

DRAWN RJL
CHECKED JH
DATE 8219
REVISED

**WINDSOR TOWER-PENTHOUSE UNIT**
NASHVILLE, TN
DEMOLITION PLAN

HICKERSON FOWLKES ARCHITECTS




**WINDSOR TOWER-PENTHOUSE UNIT**
NASHVILLE, TN
FLOOR PLAN

DRAWN
CHECKED
DATE
REVISED

JOB NO.
2
OF 7

HICKERSON FOWLKES ARCHITECTS

**WINDSOR TOWER-PENTHOUSE UNIT**

NASHVILLE, TN

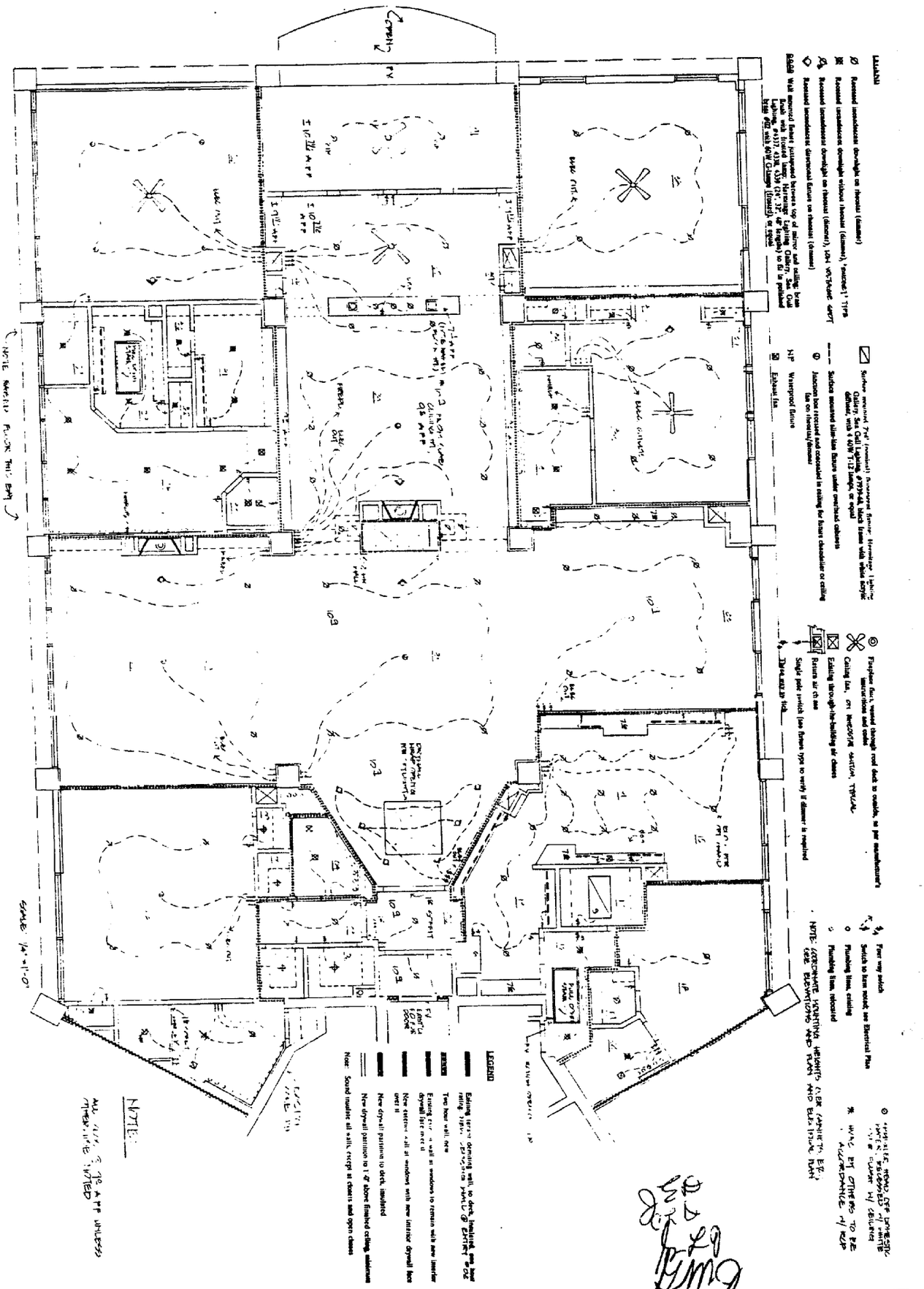
PLAN

HICKERSON FOWLKES ARCHITECTS

DRAWN
CHECKED
DATE
REVISED

JOB NO. 81008

3 OF 7



WINDSOR TOWER-PENTHOUSE UNIT
NASHVILLE, TENNESSEE
REFLECTED CEILING PLAN (RCP)

DRAWN
CHECKED
DATE
REVISED

JOB NO 4
OF 7

HICKERSON FOWLKES ARCHITECTS

BOOK 8967 PAGE 85

## GENERAL NOTES

1. General contractor shall coordinate between trades to ensure proper sequence and execution of work. PIPE & STRUCT. BEAM. UNDER TOWNHOUSE CONFIR.
2. In the event of any discrepancy in the documents, or if any problem should arise during construction, the contractor shall be required to notify the owner before proceeding with the work. ALL WORK REQUIRED TO COORDI-NATE W/ FULL SET OF DOCUMENTS, NOT SELECTED PAGES.
3. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the designer before proceeding. WHERE A DIMENSION IS APPROVE SHALL UNDERSTOOD PRIOR TO PROCEEDING.
4. Drywall partitions are dimensioned from face of existing wall to face of new construction.
5. All drywall abutting other materials shall be finished with metal edges. All drywall corners to be finished with metal edges.
6. Electrical panels, fire extinguisher cabinets, etc. located in walls shall be painted to match adjacent walls.
7. Provide double studs and blocking as required to support equipment and/or miscellaneous items: i.e., casework, cabinets, etc.
8. Submit shop drawings for MPE for owner's approval. Shop drawings should coordinate with reflected ceiling plan. NFPA requirements are to be met.
9. HVAC locations to be approved by owner, INCLUDING THERMOSTATS.
10. Conceal all piping in drywall. Where piping is too large, walls to be furred out minimum dimension to conceal piping.
11. Provide garbage disposal at Kitchen and Bar sinks.
12. Connect new dryer vent to existing outside vent connection for dryer.
13. Reframe existing sliding glass doors at deck as shown.
14. Building is Type II, non-combustible construction. Concealed insulating materials and facings shall have a flamespread rating of not more than 75 and a smoke developed rating of not more than 450.
15. Owner to provide clear dimensions and required connections for existing chest style freezer in #13.
16. Change skylight to translucent, not clear, double insulated unit with thermal break.
17. Provide access to raised floor area concealed under carpet under drain rod as indicated on plan.
18. Relocate wall heaters at Living, Dining and Deck spaces to clear new drywall ceilings; coordinate with reflected ceiling plan.
19. Columns at balcony to be patched/repaired with cement plaster, over metal lathe where required, and painted to match exterior face of building.
20. Use waterproof backer board behind ceramic tile walls, marble tub surrounds, and other wet areas, typical. (NOT MR DRYWALL)
21. Two hour wall at mechanical shaft: continuous floor to deck shaft wall, two layers 5/8" drywall on each side, sound insulate.
22. Install shower curtain rod in Bath #11 as show in Section/Elevation A/4 and in Bath #20 at standard height.
23. Building owner to install "catwalk" in plenum space in accordance with reflected ceiling plan, under separate contract. Approximately 2'-3" maximum to 4" maximum clear allowed between finished ceilings and deck. Unit owner responsible for obtaining approval from building owner that the building's maintenance access requirements are satisfied. ARTWORK 15'-3½" HEIGHT TO DECK. LOW-EST PIPING (DRAIN) AT APPROX. 11'-2½" A.F.F.
24. Install drywall basewall along perimeter wall with 1/2" drywall on furring strips.
25. Living Room #22 fireplace: Dale insulation Co., Atta: R.O. McLendon, Temco TFC series, #TFC42, with gas logs, with Clear-View Series glass doors, with Temco Pre-Cut Beige Marble facing and 72" wide hearth, with accessory parts as required, install as per manufacturer's instructions and code requirements. See Elevation Q.
26. Library/Sitting Room #24 fireplace: as above, except #TFC36 and with hearth at 16" deep x 66" wide. See Elevation R.
27. Provide all accessories required in baths, as selected by owners - toilet paper dispensers, towel bars, etc.
28. All soffits are to be drywall; at 7'-0" A.F.F. to bottom of soffit, unless over cabinets. See Elevations.
29. Sound batt insulation not required in walls at closets, unless wall goes to deck.
30. Provide submittals on all items for owner's approval.
31. FIELD VERIFY (F.V.) ALL SITE CONDITIONS & DIMENSIONS.

## Division 11 - Equipment/Specialties

1. Provide tempered glass mirrors, butt edge joints, concealed mountings in locations noted.
2. Provide combination lock wall safe, wall mounted between studs, in locations as shown in Closets #30, #32, and #42.
3. Provide fireplaces as shown on plan and elevations, vent through roof. Install as per manufacturer's instructions for a complete installation. See Elevations Q & R for specs. Size and install flue as per manufacturer's instructions and code requirements.
4. Provide appliances (listed in Division 15 - Electrical and Division 16-Plumbing) as specified and/or selected by owner. Provide all accessory parts, connections, etc. as required for a complete installation.
5. Provide insulated pull down stair units to access plenum space as indicated on reflected ceiling plan.
6. Contact owner immediately if there are any questions, discrepancies, or field conditions that do not comply with drawings. Do not proceed with work until owner has approved the resolution.

## Division 15 - Plumbing

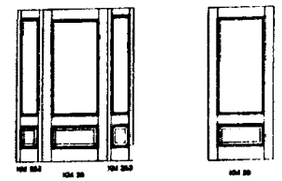
1. Provide water cut-off from building service to penthouse unit, accessible by owner within penthouse unit. Coordinate location with owner. Provide cut-off valves within unit at all locations.
2. Install ice makers at Butler Pantry #13 and bar in Sunroom #25 with drain and water supply. Kitchen Aid, #KUI51RST, with condensate pump, with custom front panel to match cabinets, or equal. Install undercounter refrigerator at Sunroom #25, GE, #TA5S, with optional trim kit and custom 1/4" panel to match cabinets, or equal.
3. Install dishwasher, kitchen sink, bar sinks, laundry room sink and washer as selected by owner.
4. Install water line for icemaker to refrigerator/freezer, to be selected by owner. Note: 24" deep unit recommended.
5. Install Kohler plumbing fixtures as follows, or as owner may substitute; owner to select colors and spickets, etc.

   #K-2217 Linn lavatory in #04
   #K-2210 Caxton lavatories in #11 and #37
   #K-2902 Farmington lavatories in #28
   #K-2302 in #20
   #K-3136 Barrington water closet in #04 and #11
   #K-3397 with K-4653 low profile water closet in #37 and #28
   #K-3120-PR in #20
   #K- 852 Tea for Two tub in #11 and #37, with wall mounted tub and shower spocket and handles, owner to verify whether or not whirlpool option is to be included
   #K-1433 Cornerstone tub in #28, with whirlpool option and integral cut-outs for tub spout and handles; owner to select all optional whirlpool features required; with #K-1435 removal apron
   #K- 715 tub in #20
   #K-9868 Neo Angle side and door shower unit, with supports to ceiling, clear tempered glass panels, acrylic receptor with slip resistant bottom (used in conjunction with ceramic tile walls), maximum 38"x38" corner unit in #37
   #K-9671 Glassworks, 47-49" bypass shower door with obscure glass, "brass" frame, use in conjunction with ceramic tile shower stall in #28

6. Install all items in strict accordance with manufacturer's instructions and provide all necessary parts, accessories and connections. Verify that product numbers indicated are correct for options selected/approved by owner.
7. Verify that all plumbing to be capped off does not affect existing service elsewhere in the building. Cap off in a manner so as to preclude any future leaks and to be flush with, or below, the finished slab. Comply with all code requirements.
8. Re-locate and/or re-direct existing plumbing, to remain in use, as indicated on plan. Re-locate within new partition walls and/or under new raised floor. Comply with all code requirements.
9. All pipes to be properly addressed in terms of insulation, condensation, sound etc. ALL PIPED TO BE COPPER, SOLDERED W/ NO LEAD SOLDER.
10. Provide drain, if required, for owner's existing chest style freezer in #13.
11. No hot water heater is required; connect to building hot water supply.
12. Provide sprinkler heads, from domestic water line, as indicated on reflected ceiling plan.
13. Contact owner immediately if there are any questions, discrepancies, or field conditions that do not comply with drawings. Do not proceed with work until owner has approved the resolution.

## Divisions 6 & 8 - Millwork and Finish Carpentry and Doors

1. Provide cabinets and/or millwork as shown on drawings. See Finish Notes. Provide premium grade quality or better wood, hardware, and finishes. Install all units scribed and shimmed for tight, level installation.
2. Field verify all conditions and rough opening sizes for appliances, etc.
3. Provide quarter round at base in all spaces with wood flooring; paint to match base.
4. Provide wood base, paint grade, Stephens #1B, 3/4"x5 1/4", or equal throughout.
5. Provide paint grade wood shelving in all closets; do not use wire shelving. Provide one shelf over double rods, two shelves over single rods.
6. Provide custom insert panels to match cabinet faces on refrigerator/freezer, ice machines (2), undercounter refrigerator, dishwasher, and trash compactor.
7. Provide paint grade wood casing door frames, Stephens #2, 1" x 4 1/2", or equal.
8. Provide #KM-28 solid wood panel doors by Kentucky Millwork, or equal, with polished brass hardware.
9. At entry, provide #KM-253 sidelight with wood panel below and clear tempered glass above, by Kentucky Millwork, or equal. Matching #KM-28 door with glass/wood panels also. SEE ELEV 'H' FOR DOORS AND TRANSOMS TO DECK.
10. Provide "Etchlite" etching on glass panels in pattern to be selected by owner with maximum visibility. Contact: Linda Smith, 831-0778. RECOMMENDED BY ARCHITECT AS AN EXTRA
11. Provide polished brass hardware sets throughout. Owner to select style, features, etc. Lever style suggested. RECOMMEND HOPE BO or SCHLAGE AT ENTRY DR
12. Door to Closet #12 to be louvered.
13. Door to Kitchen #14 to be "swing" type.
14. Contact owner immediately if there are any questions, discrepancies, or field conditions that do not comply with drawings. Do not proceed with work until owner has approved the resolution.



DOOR ELEVATIONS
N.T.S.

## Division 16 - Electrical

1. Note locations of existing panel boxes to remain.
2. Install smoke alarms, to be selected by owner, in the following spaces: 08, 14, 18, 21, 22, 23, 24, 25, 26, 28, 36 and 38.
3. Install ADS security system at primary and service entry doors to unit. Coordinate with owner.
4. Install intercom system in all living spaces, baths, kitchen and deck. Locate and center above wall switches, or as may be otherwise directed by owner. Owner to select system.
5. Appliances, to be selected by owner, include, but are not limited to:

   Range with grill and exhaust
   Oven
   Dishwasher
   Disposals (one each in #14 and #25)
   Microwave
   Refrigerator/Freezer
   Trash Compactor
   Undercounter Refrigerator
   Icemakers (one each in #13 and #25)
   Washer
   Dryer

6. Provide required connections for owner's chest style freezer in #13.
7. Provide switches and motor connections as required by manufacturer and codes on whirlpool unit (s).
8. Install light and exhaust fans as indicated on reflected ceiling plan and according to manufacturer's instructions.
9. Contact owner immediately if there are any questions, discrepancies, or field conditions that do not comply with drawings. Do not proceed with work until owner has approved the resolution.

## Division 9 - Finishes

1. Provide wood thresholds to match hardwood floors at floor finish transitions at C.O.s/doors to spaces 14, 15, 26, 34, 38. Provide marble thresholds (to match floor) at openings to Entry #02.
2. Finish wood floors in stain to be selected by owner.
3. Install nosings and groove strip wood floor as per manufacturer's instructions in spaces: 02, 21, 22, 23, and 24. Provide wood nosings at stair treads. Finish as per owner's directions.
4. Paint all interior walls with three coats paint Porter, highest grade flat latex, or equal. Paint color and/or wallpaper to be selected by owner. Paint all closet shelves.
5. Thin set ceramic and porcelain tile floors, curbs, and bases to be installed as per manufacturer's instructions. Use Permaboard in all wet areas. SEE GENERAL NOTE #20.
6. Ceramic tile floors for shower walls in Bath #28 and Bath #37: Walls - USG, #U-078 Bone, Bright Glaze wall tile, 4 1/4"x4 1/4", or equal; Floors - USG, #6003 Bone, Mosaics, 2"x2", or equal. Thin set.
7. Porcelain paver tile floor, interior grade, in Sunroom #25: Floor Gres, New Orleans, #000950, 8"x8", from Ceramic Tiles Dist., Inc., 255-6669. Colored grout to match. Thin set installation.
8. Porcelain paver tile floor, exterior grade, on Porch #41: Floor Gres, New Orleans, #000950, 8"x8", from Ceramic Tiles Dist., Inc., 255-6669. Colored grout to match. Thin set installation.
9. Sheet vinyl floor in Butler Pantry #13, Kitchen #14, Breakfast room #15, Hall #16, and Laundry #17: ARMSTRONG MINUTEMAN, #26105 OATMEAL.
10. Carpet, to be selected by owner, over pad in: 03-12, 18-20, 26-40, 42.
11. Rolled carpet thresholds at doors into: Office #18, Master Bedroom #36, Vestibule #34, Exercise Room #38 and at cased opening into Hall #03.
12. Paint mantel, built-in cabinets, shelves (excluding shelves over clothing rods), and/or vanities in latex satin enamel in porter, best grade paint, in: 04, 11, 20, 22, 28, 29, 31 and 37.
13. Stain mantel, built-in cabinets and shelves in stain to be selected by owner in: 13-15, 17, 23, 24 and 25.
14. Provide one piece Corian 1 1/2" single open edge countertops and splashes in Kitchen #14, Butler Pantry #13, and Bar #25, color: bone, or as otherwise selected by owner.
15. Provide one piece/postformed plastic laminate countertops and splashes with self edge in Laundry #17 and Bath #30, colors to be selected by owner.
16. Provide drywall ceilings throughout, painted Devoe #1H25P Bon Jour (soft white), or equal.
17. Install all items as per manufacturer's instructions, providing all items necessary for a complete job.
18. See Elevations Q & R for marble fireplace surrounds and hearths. Set hearths to be flush with finished wood floor.
19. Provide Emperador Dark (see sample) marble entry floor at space #02 and on caps on "pedestal walls" by fireplace at space #24. Optional top at Bar #23 (in lieu of Corian) at owner's option.
20. Provide marble vanity tops and splashes in Creme Marfil (see sample) in the following spaces: 04, 11, 28 and 37.
21. Provide marble tub surrounds as above in the following spaces: 11, 28 and 37.
22. Contact owner immediately if there are any questions, discrepancies, or field conditions that do not comply with drawings. Do not proceed with work until owner has approved the resolution.
23. COVER ALL UNCOMPLETED TO MATCH WALL, INCLUDE ALL MIRRORS. PROVIDE BRASS COVER PLATES AT UNFINISHED WALLS. SAME FOR ELECTRICAL OUTLET COVERS.

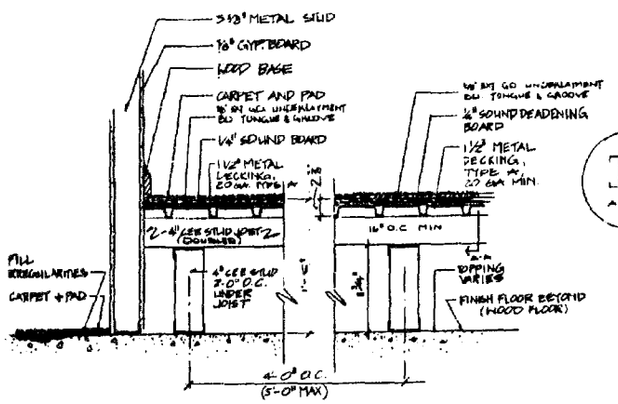
HICKERSON FOWLKES ARCHITECTS

**WINDSOR TOWER-PENTHOUSE UNIT**
NASHVILLE, TN.
NOTES / SPECIFICATIONS

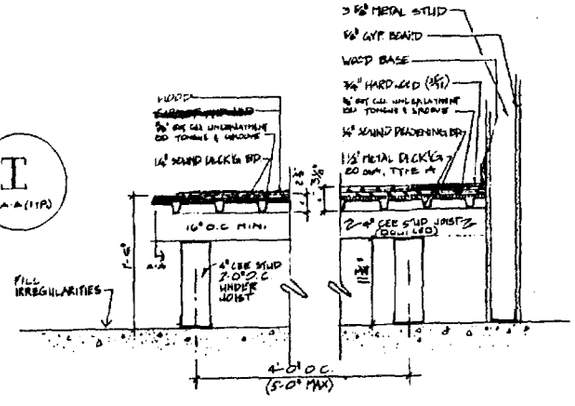
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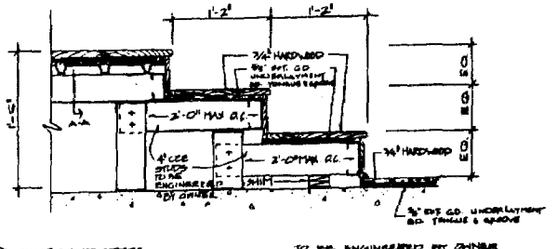
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OF 7



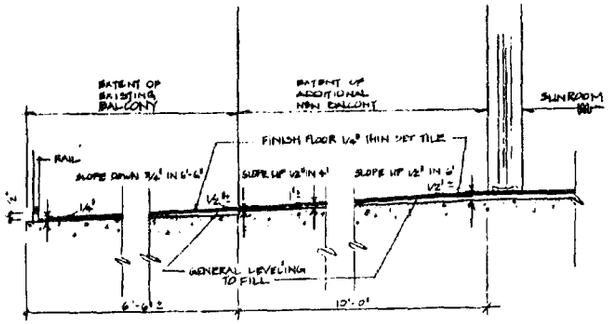

E/6 RAISED CARPET FLOOR — TO BE ENGINEERED BY OWNER
SCALE: 1 1/2" = 1'-0"



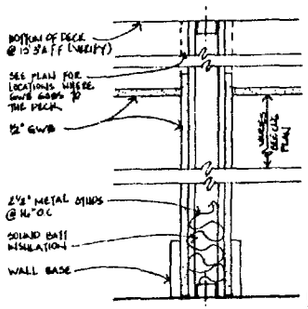

C/6 RAISED WOOD FLOOR — TO BE ENGINEERED BY OWNER
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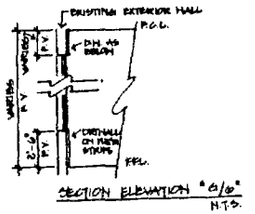

D/6 SECTION AT STEPS — TO BE ENGINEERED BY OWNER
SCALE: 1 1/2" = 1'-0"



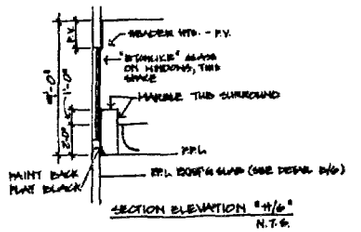

E/6 NEW FLOOR AT BALCONY AND SUNROOM
SCALE: 1 1/2" = 1'-0"



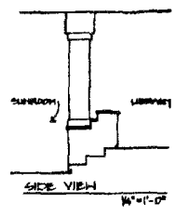

K/6 WALL SECTION-TYP.
3/4"=1'-0"



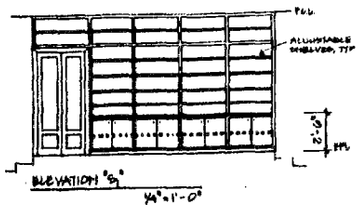

SECTION ELEVATION "G/6"
N.T.S.




SECTION ELEVATION "H/6"
N.T.S.




SIDE VIEW
1/4"=1'-0"

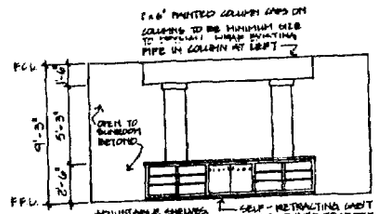



ELEVATION "S"
1/4"=1'-0"

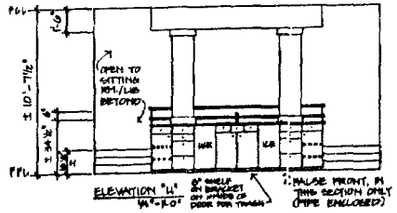
ELEVATION "S1"

ELEVATION "V"

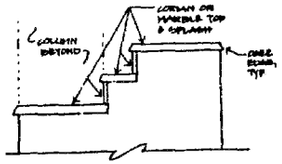
SIMILAR TO S1




ELEVATION "T"
1/4"=1'-0"




ELEVATION "U"
1/4"=1'-0"




BLOW-UP OF SIDE VIEW / TOP DETAIL OF CABINET DIVIDER
1"=1'-0"

HICKERSON POWLKES ARCHITECTS

# WINDSOR TOWER-PENTHOUSE UNIT

NASHVILLE, TN

ELEVATIONS / DETAILS

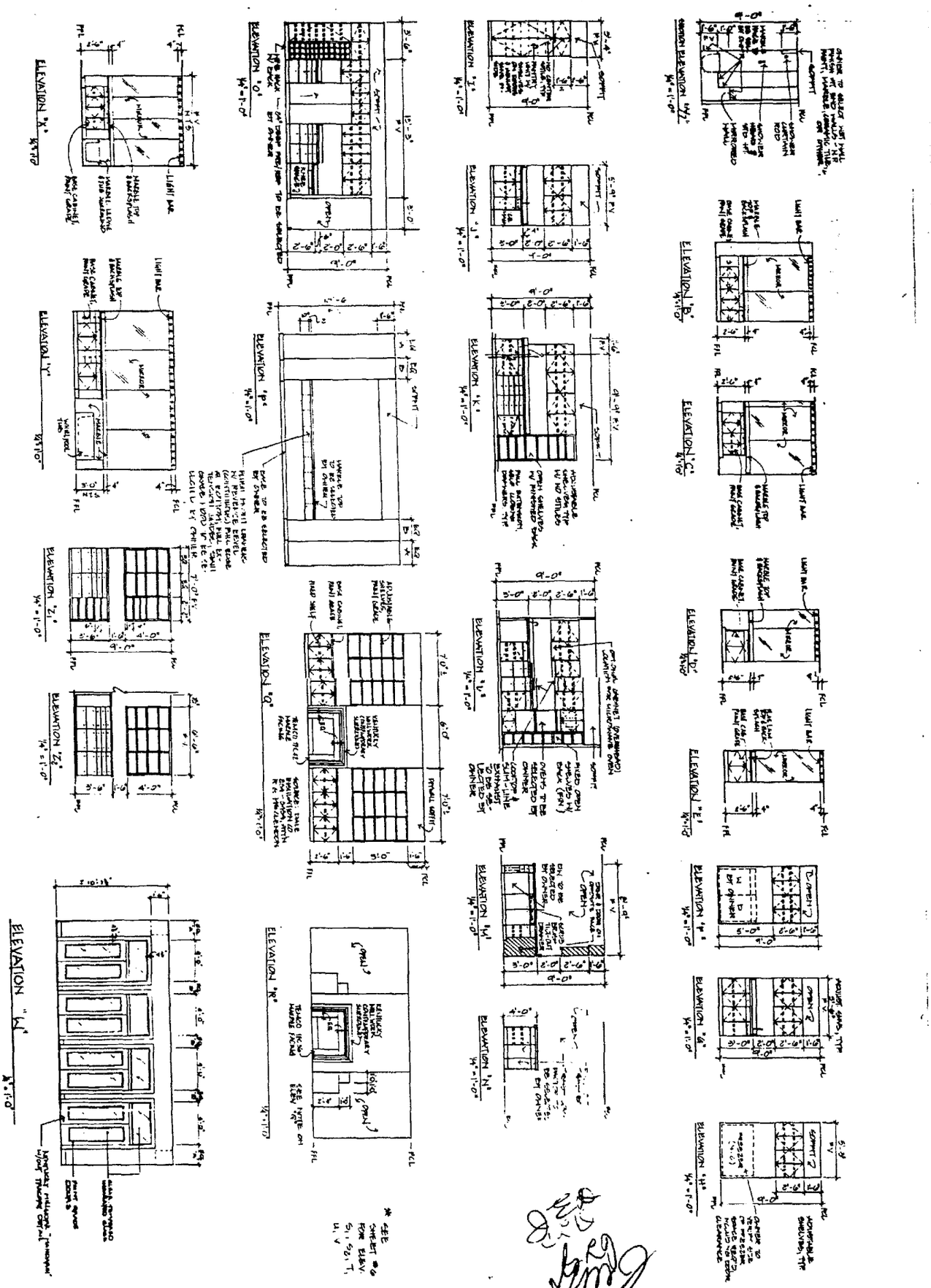
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REVISED

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6

OF 7

BOOK 8967 PAGE 86



# WINDSOR TOWER-PENTHOUSE UNIT

NASHVILLE, TN

ELEVATIONS / DETAILS

HICKERSON FOWLKES ARCHITECTS

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7 OF 7

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