ROLLING MEADOWS TOWNHOUSES
WARRANTY DEED

BOOK 9680 PG 839

FROM: ROLLING MEADOWS JOINT VENTURE

TO: ELLEN G. NICHOLS

B435

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr. Esquire
Suite 600, 49 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.:

ELLEN G. NICHOLS SAME 33-4-A/70

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70 Rolling Meadows Drive [illegible] 276.00

(STREET ADDRESS)

Goodlettsville, Tennessee 37072

(CITY) (STATE) (ZIP) (CITY) (STATE) (ZIP)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.

Ellen G. Nichols
Affiant

Subscribed and sworn to before me, this 16th day of May, 1995.

My Commission Expires: 9-21-96 Notary Public
(Affix Seal)

(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 ELLEN G. NICHOLS (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, ROLLING MEADOWS JOINT VENTURE (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, ELLEN G. NICHOLS, her heirs, administrators and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 70 as shown on Plat of Rolling Meadows, Phase I, Section IX, of record in Plan of record in Book 6250, page 173, and

Plan of record in Book 7900, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 8049, page 711 and as amended in Book 9075, Page 380, said Register's Office.

Being part of the same property conveyed to Grantor of record in Deed Book 9185, Page 87, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, 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 the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, and its attendant By-Laws of record in Book 6593, page 242, as amended on Book 9075, Page 380 said Register's Office.

Further, this conveyance is given subject to:

1. 1995 taxes, which have been prorated and assumed by Grantee.

2. The terms and conditions of the above Declaration and By-Laws, matters shown on the above the above Plans, and any amendments thereto; easements and restrictions of record, including TVA transmission line easement granted to the United States of America, of record in in Book 3248, page 58, said Register's Office; sanitary sewer easement granted to the City of Goodlettsville, of record in Book 5818, page 658, said Register's Office; the rights of others in and to the commons elements/areas; and all matters of survey.

3. Articles of Incorporation of Rolling Meadows Townhomes Association, of record in Book 6595, page 734, said Register's Office.

4. Conveyance of the Common Areas to Rolling Meadows Townhomes Association, of record in Book 9075 page 380, said Register's Office.

This is improved property, known as 70 Rolling Meadows Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ELLEN G. NICHOLS, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it 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 set out herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 16th day of May, 1995.

ROLLING MEADOWS JOINT VENTURE

By: CORSON DEVELOPMENT, INC.

By: Edward A. Corlew
Edward A. Corlew
President

BOOK 9680 PG 841

By: HM PROPERTIES, INC.

BY: Edward A. Corlew
Edward A. Corlew
Vice President

CONT'D NEXT PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edward A. Corlew, President of CORSON DEVELOPMENT, INC., the Joint Venturer of ROLLING MEADOWS JOINT VENTURE (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its 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 16 day of May, 1995.

Kelma J Hagewood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edward A. Corlew, Vice-President of HM PROPERTIES, INC., the Joint Venturer of ROLLING MEADOWS JOINT VENTURE (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its 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 16 day of May, 1995.

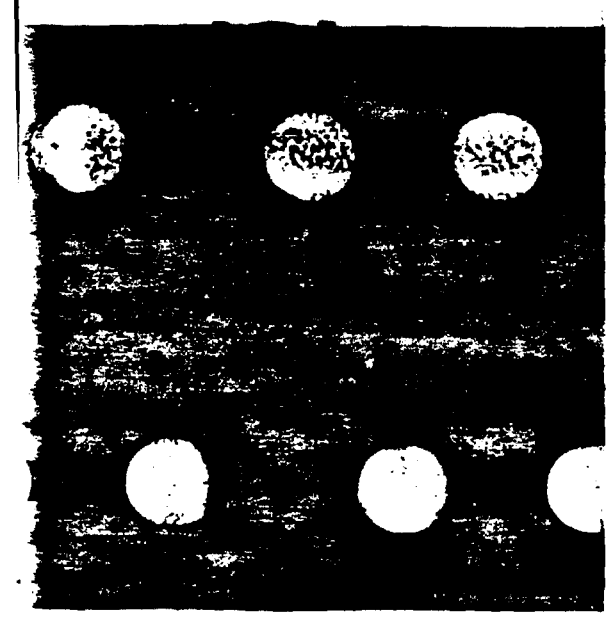
Kelma J Hagewood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

00063765
IDENTIF. & REFERENCE

95 MAY 25 AM 9:15

ahj\balser.wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

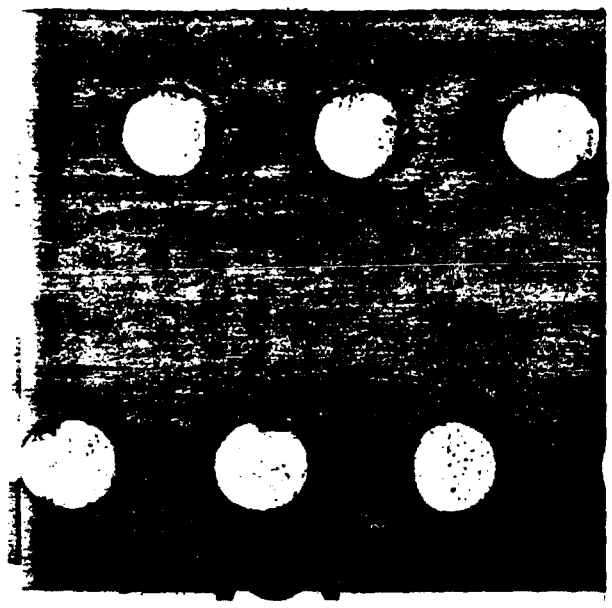
RECEIVED OF _____

FOR _____

BOOK 9680 PG 842 - A

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



CAMT 70000.00
CON TX 259.00
PRFEE 1.00
MDEED 16.00
TOTAL 276.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 276.00

05/25/95 01 09:49 0001 4359

0063765
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 9:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913694