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THIS INSTRUMENT PREPARED BY:

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167137

IDENTIF. REFERENCE

Dec 3 9 55 AM '84

ADDRESS NEW OWNERS AS FOLLOWS: SEND TAX BILLS TO: MAP & PARCEL NO. COUNTY, TN

Orleans Condominiums Homeowners'
Association
114 Thirty-Third Avenue, So.
Nashville, Tennessee 37212

Same

Map 104-6, Parcel 178
Field Book 26W-6475

BOOK 6437 PAGE 536

MASTER DEED
ESTABLISHING A HORIZONTAL PROPERTY REGIME OF
ORLEANS CONDOMINIUMS

THIS MASTER DEED is made this 30th day of Nov., 1984, by ORLEANS LTD., A Tennessee Limited Partnership (herein called "Developer"), for itself, its successors or assigns, wherein the Developer makes the following declarations and submissions.

1. PURPOSE. The purpose of this Master Deed is to submit the land described in Exhibit "A" attached hereto and made a part hereof (sometimes referred to herein as the "Property", or Orleans Condominiums), and the improvements thereon to a Horizontal Property Regime under the provisions of the Tennessee Horizontal Property Act, as codified as §66-27-101, et seq., of the Tennessee Code Annotated.

2. NAME AND ADDRESS. The name by which this horizontal property regime is to be identified is Orleans Condominiums, and it is located in Nashville, Davidson County, Tennessee, as shown on Exhibit "A" attached hereto.

3. SUBMISSION OF THE PROPERTY. The Developer hereby submits the Property, together with the buildings and improvements thereon, owned by the Developer in fee simple

absolute, to the referenced provisions of the Tennessee Code Annotated, hereby establishing a horizontal property regime.

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4. LAND INCLUDED IN PROPERTY. The land included in the property consists of the land described in Exhibit "A" hereto, which is made a part hereof by reference. Said land will be sometimes referred to as the "Property" or Orleans Condominiums. The fee simple absolute title in such land is hereby vested in the horizontal property regime hereby established.

5. THE BUILDING. ~~The building, consists of two (2) main structures, each three stories in height, containing ten (10) condominium apartments and one efficiency apartment (Unit No. 10) which will be the property of the Homeowners' Association. The designation of apartment numbers is as shown on Exhibit "A" attached hereto. Parking areas will be afforded as shown on said Exhibit. Condominium apartment numbers one through nine (1-9) have one bath and two bedroom. Condominium apartment number eleven (11) has one bath and one bedroom.~~

6. APARTMENTS. The said Exhibit shows the location of all apartments in the building and their respective apartment numbers.

7. DIMENSIONS OF APARTMENTS. Each apartment consists of the area measured horizontally from the apartment side of the unfinished dry-wall or paneling of the walls facing the exterior of the building to the apartment side of the dry-wall or paneling of the wall and partition separating such apartment from corridors, stairs, incinerators and other mechanical equipment spaces (if any) and, where walls and partitions separate such apartment from other apartments, to the side of the unfinished dry-wall or paneling of such walls and partitions facing such apartment; where dry-wall or paneling separates one room in an aptment from another such room, from one side of each room wall to the other side of such room's opposite wall. Vertically, each apartment consists of the space between its unfinished floor and its unfinished ceiling.

8. USE OF APARTMENT. Each of the apartments shall be used as a single family residence only. ~~This provision shall not preclude use and occupancy by two adults not married to each other.~~

9. COMMON ELEMENTS. The common elements consist of the entire property, including all parts of the buildings other than the apartments and including, without limitation, the following: