BOOK 4412 PAGE 44

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Byron L. Sharkey	Fidelity Federal Savings &	Map 136-7
(NAME) 3729 Edgewater Drive	(NAME) Loan Association 401 Union Street	Pcl. 18
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

M. C.

FOR AND IN CONSIDERATION of the sum of ($10.00) ----------

Ten and No/100 ---------- *Dollars,*

Cash in hand paid by Byron L. Sharkey et ux, Polly A. Sharkey the receipt of which is hereby acknowledged and other good and valuable consideration,

Philhall Corporation

A Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

BYRON L. SHARKEY AND WIFE, POLLY A. SHARKEY

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:.*

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4351, page 659, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 17; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 56, 57 and 58, R.O.D.C., Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,925.00

Subscribed and sworn to before me, this the 17th day of April 1970.

Byron L. Sharkey
Affiant

My commission expires: My Commission Expires AUGUST 9, 1970
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3729 Edgewater Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

BYRON L. SHARKEY ET UX, POLLY A. SHARKEY

their *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

BYRON L. SHARKEY ET UX, POLLY A. SHARKEY

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 17th *day of* April, *19*70, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By: Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Thurman, Jr., *a Notary Public of the State and County aforesaid, personally appeared* Randall Phillips *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 17th *day of* April, *19*70

Robert W. Thurman, Jr. *Notary Public*

Commission expires My Commission Expires AUGUST 9, 1970

APR 20 70	CONV	31,925.00				
APR 20 70	S'TAX		A*	82.94		
APR 20 70	PR'FEE		A*	.50		
APR 20 70	W'DEED		A*	3.00	*	86.44

04-1739-1

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

BYRON L. SHARKEY ET UX,

A 7 4 9 4 7

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

IDENTIFICATION REFERENCE

APR 20 2 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

[redacted]