BOOK 4708 PAGE 266

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared by
DENNEY, LACKEY, CLEMENT & CARTEMAN
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Jack L. Krouse	Fidelity Federal Savings &	
Townhouse #1 (NAME)	(NAME) Loan Assn.	
4000 Anderson Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	136-3A
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

TEN & NO/100- Dollars,

Cash in hand paid by Jack L. Krouse and wife, Alice M. Krouse, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILHALL CORP. has bargained and sold, and does hereby transfer and convey unto the said

JACK L. KROUSE AND WIFE, ALICE M. KROUSE

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse #1, Building #1, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County.

Being part of the property conveyed to Philhall Corp. by deed from Martin R. Schott, Trustee, of record in Book 4561, page 559, and part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4651, page 409, said Register's Office.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the TennesseeCode Annotated; to the by-laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $35,750.00

Subscribed and sworn to before me, this the 16th day of May 1973

Affiant

My commission expires: May 22, 1974 (Affix Seal)

Notary Public

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved (X) property, known as Townhouse #1, Bldg. #1, Priest Lake Park Townhouses, Phase 1 (House Number) (Street) P. O. Aug. Nashville, Tenn. (City or Town)
unimproved ( )

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

JACK L. KROUSE AND WIFE, ALICE M. KROUSE,

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

Jack L. Krouse and wife, Alice M. Krouse, their

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

Witness my hand this 16th day of May, 1973. the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILHALL CORP.

By: Lunsford M. Hollins

Asst. Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mrs. Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Asst. Vice President *of the* Philhall Corp., *the within named bargainor, a corporation, and that* he *as such* Asst. Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 16th *day of* May, *19* 73.

Mrs Joe L Jenkins *Notary Public*

Commission expires May 7, 1974.

065165-4

WARRANTY DEED

FROM
PHILHALL CORP.
TO
JACK L. KROUSE AND WIFE,
ALICE M. KROUSE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

MAY 17 CONV 35,750.00
MAY 17 S TAX A* 92.82
MAY 17 PR FEE A* .50
MAY 17 W DEED A* 4.00 * 97.32

C 0 7 0 4 3

IDENTIF. REFERENCE

MAY 17 3 02 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING