ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles A. Root, III	John W. Murphree Company	2D-52667
(NAME) 3880 Priest Lake Drive	(NAME) 1283 Murfreesboro Road	136-3A-87
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------$10.00---------
----------TEN AND NO/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

MAR28	CONV	26,750.00			
MAR28	STAX		A*	69.42	
MAR28	PBFEE		A*	.50	
MAR28	WDEED		A*	4.00	* 73.92

PHILHALL CORPORATION

have bargained and sold, and by these presents do transfer and convey unto the said

CHARLES A. ROOT, III AND WIFE, FRANCES C. ROOT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, - Being Townhouse No. 3, Building 18, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Book 4460, page 83, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description of said property.

Being part of the same property conveyed to Philhall Corporation, by deeds of record in Book 4598, page 955, and in Book 4561, page 559, Register's Office for Davidson County, Tennessee; and being the property conveyed to the Grantees herein.

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 Tennessee Code 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.

unimproved ( )
This is improved (X) property, known as 3880 (House Number) Priest Lake Drive (Street)

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of March, 19 74.

PHILHALL CORPORATION
BY: Lunsford M. Collins

BOOK 4800 PAGE 458

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, VIRGINIA PHILLIPS, a Notary Public of the State and County aforesaid, personally appeared LUNSFORD M. HOLLINS and _____, with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be ASSIT. VICE-PRESIDENT and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that HE as such ASSIT. VICE-PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said LUNSFORD M. HOLLINS as such ASSIT. VICE-PRESIDENT and attesting the same by the said _____ as such _____

Witness my hand and seal at office in Nashville, Tennessee this 25 day of MARCH, 1974

Virginia Phillips Notary Public

Commission expires 8-18-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles A. Root III

Sworn to and subscribed before me this 25 day of March, 1974

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

C. H. Briley, Jr., Atty., Suite 2114 Parkway Towers, Nashville, Tennessee

Name Address

235798-nsh

WARRANTY DEED

FROM PHILHALL CORPORATION

TO CHARLES A. ROOT, III ET UX

C 47508

IDENTIF. REFERENCE

MAR 28 11 27 AM '74

FEE $ _____ TAX $ _____
DAVIDSON COUNTY, TENN.

Tennessee Title

Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX