BOOK 4830 PAGE 749

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ron D. McClanahan et ux | John W. Murphree Company | 2D-59699 |
| (NAME) | (NAME) | |
| 3880 Priest Lake Drive | 1283 Murfreesboro Road | 136-3A-~~120~~ 101 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37217 | Nashville, Tennessee | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

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

Cash in hand paid by RON D. MCCLANAHAN AND WIFE, KATHY P. MCCLANAHAN, the receipt of which is hereby acknowledged,other good and valuable considerations,

| | | | | | |
|---|---|---|---|---|---|
| JUL-2 77 | CONV | 29,150.00 | | | |
| JUL-2 77 | S'TAX | | A* | 75.66 | |
| JUL-2 77 | PR'FEE | | A* | .50 | |
| JUL-2 77 | W'DEED | | A* | 4.00 | * 80.16 |

PHILHALL CORPORATION

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

RON D. MCCLANAHAN AND WIFE, KATHY P. MCCLANAHAN

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

Being Townhouse No. **17**, Building No. **20**, on the Plan of Priest Lake Park Condominium Townhouses, Phase 1 of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being part of the 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.

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 nor 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 Townhouse, of record in Book 4651, page 412, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Drive (House Number) (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 28 day of June, 19 74.

PHILHALL CORPORATION
BY: Lunsford M. Hollins

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4830 PAGE 750

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 VICE-PRESIDENT and ASSTT. _____ respectively of the PHILHALL CORPORATION, the within named bargainor, a corporation, and that HE as such VICE-PRESIDENT and ASSTT. _____, 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 and attesting the same by the said _____ as such ASSIT. VICE-PRESIDENT and as such _____.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 28 day of JUNE, 19 74.

Commission expires 8-18-75 Virginia Phillips Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $29,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ron D. McClanahan

Sworn to and subscribed before me
this 28 day of JUNE, 19 74.

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

This instrument was prepared by:

C. H. Briley, Jr., Atty. — Name
344 4th Avenue North — Address
Nashville, Tennessee

C 6 1 3 8 6

G-236058 dh
WARRANTY DEED
FROM
PHILHALL CORPORATION
TO
RON D. MCCLANAHAN ET UX

IDENTIF. REFERENCE

JUL 2 10 45 AM '74
FELIX Z. WILSON II REGISTER
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

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX