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Prepared by
Denney Hickey, + Clemens

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore W. Koss	Same	136-34 #10
(NAME)	(NAME)	
T. H. #10, 4000 Anderson Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths---------- ----------($10.00)----------*Dollars,*

cash in hand paid by Theodore W. Koss and wife, Alice N. Koss, and other good and valuable considerations the receipt of which is hereby acknowledged;

PHILHALL CORPORATION *has bargained and sold, and does hereby transfer and convey unto the said*

THEODORE W. KOSS AND WIFE, ALICE N. KOSS, their ~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*. A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 10, Building No. 2, 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, to which reference is here made.

Being part of the property conveyed to Philhall Corp. by deed from Randall Phillips, Trustee, of record in Book 4598, page 955, Register's Office for Davidson County, Tennessee, and by deed from Martin R. Schott, Trustee to Philhall Corp. of record 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 ByLaws 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 $ 32450.00

Subscribed and sworn to before me, this the 3rd day of August 1974

Affiant

My commission expires: 1/23/77 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as T.H. #10 (House Number) 4000 Anderson Rd. (Street) Nashville, Tenn. 37217 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

Theodore W. Koss and wife, Alice N. Koss, their

~~XXXXXXX~~

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

Theodore W. Koss and wife, Alice N. Koss, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd. *day of* August, *19* 74 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By: Lunsford M. Hollens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, **Ed A. Beasley, Jr.**, *a Notary Public of the State and County aforesaid, personally appeared* **Lunsford M. Hollins,** [redacted] *with whom I am personally acquainted, and who, upon oath, acknowledged* **his** *self to be* **Vice President** *of the* Philhall Corporation *the within named bargainor, a corporation, and that* **he** *as such* **Vice President** *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* **his** *self as* **Vice President**.

Witness my hand and seal, at office in Nashville, Tennessee *this* **3rd.** *day of* **August**, 19 74

Ed A. Beasley, Jr. *Notary Public*

NOTARY PUBLIC AT LARGE
ED A. BEASLEY, JR.
STATE OF TENNESSEE

Commission expires 1/23/77

WARRANTY DEED

FROM
Philhall Corp.
TO
Theodore W. Koss et ux.

C 6 6 4 8 4

IDENTIF. REFERENCE

AUG 8 12 25 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys' TITLE COMPANY
STAHLMAN BUILDING

AUG-8[illegible]	CONV	29,450.00				
AUG-8[illegible] S'TAX			A*	76.44		
AUG-8[illegible] PR'FEE			A*	.50		
AUG-8[illegible]	W'DEED		A*	4.00	*	80.94