BOOK 4858 PAGE 832

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERRY
219 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Acel B. Troutman, Jr.	Home Federal Savings & Loan Association	
Mary Ellen Troutman Unit #45, 4000 Anderson Road Bldg. #17	(NAME) L & C. Tower	136-3A
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Nashville, Tennessee 37219	45 PW
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Acel B. Troutman, Jr. and wife, Mary Ellen Troutman, and other good and valuable consideration the receipt of which is hereby acknowledged,

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

ACEL B. TROUTMAN, JR. AND WIFE, MARY ELLEN TROUTMAN, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:* A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 45, Building No. 17, 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 $ 31,450.00

Subscribed and sworn to before me, this the 7th day of October 19 74

Affiant Acel B. Troutman

My commission expires: October 29, 1977 (Affix Seal)

Notary Public Shirley L. Johnson

This is improved (X) property, known as Townhouse No. 45, Building 17, Priest Lake Park (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
Acel B. Troutman, Jr. and wife, Mary Ellen Troutman, 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
Acel B. Troutman, Jr., and wife, Mary Ellen Troutman, their
~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* October, 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. Hollins

Assistant Vice-President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *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* him *self to be* Assistant Vice-President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* Assistant Vice-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* Assistant Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 7th *day of* October, 74

Shirley L. Johnson *Notary Public*

Commission expires October 29, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File In File Room
L-600-156-1

WARRANTY DEED

FROM
Philhall Corp.

TO
Acel B. Troutman, Jr., et ux.

OCT-9-74	CONV	31,450.00			
OCT-9-74	S'TAX		A*	81.64	
OCT-9-74	PR'FEE		A*	.50	
OCT-9-74	W'DEED		A*	4.00	* 86.14

C 7 4 2 8 2

IDENTIF. REFERENCE

OCT 9 3 01 PM '74

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

Attorneys TITLE COMPANY
STAHLMAN BUILDING