File: Fidelity Federal S+L.

BOOK 4873 PAGE 712

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRANK J. SPARACINO AND WIFE,

LOUISE S. SPARACINO

TO

ANDREE'-ELLEN ESTELLE MARIE GUNTHER

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andree' E. Gunther (NAME)	Fidelity Federal Savings & Loan (NAME)	31-34-34
T. H. #34, 4000 Anderson Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 9 12 50 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

C80825

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 39,519.99 Andree Ellen Estelle Marie Gunther
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE Third DAY OF December, 19 74.

Notary Public

MY COMMISSION EXPIRES: January 23, 1977

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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

cash in hand paid by Andree'-Ellen Estelle Marie Gunther, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement by said grantee to pay the balance owing to Fidelity Federal Savings & Loan Association on a promissory note secured by an installment deed of record in Book 4730, page 899, Register's Office for Davidson County, Tennessee, we

FRANK J. SPARACINO AND WIFE, LOUISE J. SPARACINO

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

ANDREE'-ELLEN ESTELLE MARIE GUNTHER, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 34, Building No. 5, 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 the same property conveyed to Frank J. Sparacino by deed from Philhall Corporation of record in Book 4730, page 899, 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.

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This is {unimproved / improved (X)} property, known as Townhouse #34, Bld. #5, 4000 Anderson Rd., Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andree'-Ellen Estelle Marie Gunther, her heirs and assigns, forever.

And we do covenant with the said Andree'-Ellen Estelle Marie Gunther, her 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.

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 Andree'-Ellen Estelle Marie Gunther, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this Third day of December, 19 74

Louise M. Sparacino
Frank J. Sparacino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEC-9 CONV 39,519.99
DEC-9 STAX A* 102.70
DEC-9 PRFEE A* .50
DEED A* 4.00 * 107.20

Personally appeared before me, Ed A. Beasley, Jr., a Notary Public in and for said County and State, the within named Frank J. Sparacino and Andree'-Ellen Estelle Marie Gunther

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

Witness my hand and official seal at Nashville, Tennessee, this Third day of December, 19 74

Ed A. Beasley, Jr. Notary Public.

Commission expires January 23, 1977

STATE OF California
County of Los Angeles

Personally appeared before me, Joanne Saunders, a Notary Public in and for said County and State, the within named Louise M. Sparacino

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

Witness my hand and official seal at Beverly Hills, this 29th day of November, 19 74

Joanne Saunders, Notary Public

Commission Expires Sept 16, 1975

JOANNE SAUNDERS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires September 16, 1975