This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
507 American Trust Building
Nashville TN 37201

# WARRANTY DEED

BOOK 4947 PAGE 524

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert Howard Comstock (NAME) et ux | Fidelity Federal Savings & (NAME) Loan Assoc. | |
| Townhouse 32, Bldg 15 (STREET ADDRESS OR ROUTE NUMBER) | 226 - 3rd Avenue North (STREET ADDRESS) | 136 - 3A |
| 4000 Anderson Road<br>Nashville TN 37217 (CITY) (P. O. ZONE) (STATE) | Nashville TN 37219 (CITY) (ZONE) (STATE) | 32 |

*FOR AND IN CONSIDERATION of the sum of*

TEN and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid principal balance of a note in the original amount of $28,200.00 to Fidelity Federal Savings and Loan Association, secured by Deed of Trust to Vaden Lackey, Jr., Trustee, and recorded in Book 4743, page 873, RODC, payable as specified therein.

we, E. Earl Sheppard and wife, Betty J. Sheppard,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Robert Howard Comstock and wife, Ann Ford Comstock,

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. 32, Building No. 15, 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 E. Earl Sheppard and wife, Betty J. Sheppard, by deed from Philhall Corporation, of record in Book 4743, page 871, 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 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, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,450.00

Subscribed and sworn to before me, this the 3rd day of September 19 75

Affiant R Howard Comstock

My commission expires: 9/14/79 (Affix Seal)

Notary Public Susan R Olson

This is (unimproved ( ) improved (X)) property, known as 4000 Anderson Road, Nashville TN 37217 (House Number) Townhouse No. 32, Building No. 15 (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*

Robert Howard Comstock and wife, Ann Ford Comstock,

their *(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert Howard Comstock and wife, Ann Ford Comstock, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 3rd *day of* September, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R Howard Comstock
Ann Ford Comstock

E Earl Sheppard
Betty J Sheppard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Earl Sheppard and Betty J. Sheppard the within named bargainors, 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 3rd day of Sept, 19 75.

Susan Rossi
Notary Public

Commission expires 2/14/79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP-3 75 CONV 29,450.00
SEP-3 75 S'TAX A* 76.44
SEP-3 75 PR'FEE A* .50
SEP-3 75 W'DEED A* 4.00 * 80.94

WARRANTY DEED

FROM

E. Earl Sheppard, et ux

TO

R. Howard Comstock

D 1 3 9 2 4

IDENTIF. REFERENCE

SEP 3 12 26 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238