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This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM
PHILHALL CORPORATION

TO
RUSSELL L. SELLARS

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. Sellars (NAME)	Fidelity Federal Savings & Loan (NAME)	136-3A
3880 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	19
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Part

(FOR REGISTER'S USE)
IDENTIF. REFERENCE T
OCT 2 2 47 PM '75
FELIX Z. H. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,150.00 Russell Sellars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1975.

J.F. Chambers
Notary Public

MY COMMISSION EXPIRES: 11-3-1976

(AFFIX SEAL)

D 18302

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)---------- DOLLARS

cash in hand paid by Russell L. Sellars, and other good and valuable considerations the receipt of which is hereby acknowledged,

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

RUSSELL L. SELLARS, his 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. 15, Building No. 19, 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.

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This is unimproved ( ) improved (X) property, known as 3980 Priest Lake Drive Nashville Tennessee
(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 Russell L. Sellars, his heirs and assigns, forever.

And grantor does do covenant with the said Russell L. Sellars that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And grantor does do further covenant and bind itself, its successors ~~xhxirsxx~~ and representatives, to warrant and forever defend the title to the said land to the said Russell L. Sellars, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of October 1975

Lunsford M. Hollins Asst. V. Pres.
PHILHALL CORPORATION

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, OCT-2 CONV 26,150.00, a Notary Public in and for said County and State, the within named
OCT-2 STAX A* 67.86
OCT-2 PRTEE A* 50
OCT-2 WDEED A* 4.00 * 72.36
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 , Tennessee, this day of , 19 .

, Notary Public.

Commission expires .

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. F. Bledsoe, 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 Asst Vice President of the Philhall Corporation, the within named bargainor, a corporation, and that he as such Asst Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Asst Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of October, 1975.

J. F. Bledsoe, Notary Public.

Commission expires 11-3-1976.

J. F. BLEDSOE NOTARY PUBLIC DAVIDSON