BOOK 5013 PAGE 409

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,126.31

Frances L Hardegree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 1976

Notary Public

MY COMMISSION EXPIRES: August 18, 1979

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Wells Jr (NAME)	Fidelity Federal Sav & Loan. (NAME)	
Wilson Pike Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	136 3-A
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	77

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK HARDEGREE, SR. AND WIFE, LOIS E. HARDEGREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells Jr. & Johnnie C. Wells

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 77, Building No. 9, 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 Hardegree, Sr. and wife, Lois E. Hardegree by deed from Philhall Corporation of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4000 Anderson Road, (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of February, 1976

Frank Hardegree, Sr. — Frank Hardegree, Sr.

Lois E. Hardegree — Lois E. Hardegree

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, June L. Cooper, a Notary Public in and for said County and State, the within named Frank Hardegree, Sr. and wife, Lois E. Hardegree

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 28th day of February, 1976

Commission expires 5-23-79

June L. Cooper
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Frank Hardegree, Sr. and wife,

TO
Lois E. Hardegree

D 4 3 7 2 1

IDENTIF. REFERENCE

APR 7 3 41 PM '76

FELIX Z. REGISTER
DAVIDSON COUNTY, TENN.

APR-7	CONV	29,126.31			
APR-7	S'TAX		B*	75.66	
APR-7	PR'FEE		B*	.50	
APR-7	W'DEED		B*	4.00	*

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
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