This Instrument Prepared by:
Larry R. Williams, Attorney
1406 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 5048 PAGE 413

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. E. Bennett, et ux (NAME:)	Fidelity Federal Savings & Loan (NAME:)	MAP 136-3-A
UNIT #36, BLDG. #5, 4000 ANDERSON ROAD (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 36
NASHVILLE, TENN. (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- *DOLLARS*
and other good and valuable consideration including the agreement of the Grantees to assume and hold Grantors harmless from a note executed by Stephen K. Smith and wife, Deborah K. Smith dated April 26, 1973 in the original principal amount of $33,950.00 and payable with interest in accordance with the terms stated therein and secured by a deed of trust of even date to Vaden Lackey, Jr., Trustee, granting the following described property in trust to secure the payment of said note and recorded in Book 4702, page 150, RODCT. Said Grantees hereby assume and agree to pay the balance of the aforesaid indebtedness evidenced by said note and deed of trust; the same by reference being made a part of this instrument.

JUL 22 ~	CONV	36,885.37			
JUL 22 ~ S'TAX			B*	95.94	
JUL 22 ~ PR'FEE			B*	.50	
JUL 22 ~	W'DEED		B*	6.00	* 102.44

Deborah J. Pearson and Robert Stephens Pearson
have bargained and sold, and by these presents do transfer and convey unto the said C. E. Bennett and wife, Louise V. Bennett, 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 #36, Building #5, in a Horizontal Property R line 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. Being part of the property conveyed to Philhall Corp. by deed from Martin R. Schott, Trustee, of record in Book 4561, page 559, and part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4651, page 509, said Register's Office.

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, said Register's Office.

Being the same property transferred to Stephen K. Smith and wife, Deborah J. Smith from Philhall Corp. by deed of record in Book 4702, page 148, RODCT and divested from Stephen K. Smith and vested solely in Deborah J. Smith by order of the First Circuit Court for Davidson County, Tennessee of record in Minute Book 135-B, page 680, Circuit Court Clerk's Office for Davidson County, Tennessee and also of record

(CONTINUED)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,885.37
Subscribed and sworn to before me, this the 20 day of July 19 76
My commission expires: 5/11/79 (Affix Seal)

Affiant
Larry R. Williams
Notary Public

STATE OF TENN.

in Book 5046, page 402, Register's Office for Davidson County, Tennessee. The said Deborah J. Smith having since remarried and now bears the name of Deborah J. Pearson, she being one and the same person as Deborah J. Smith. Robert Stephens Pearson is the husband of Deborah J. Pearson and he enters into this conveyance for the purpose of conveying any right, title and interest that he may have in said property by virtue of the marital relationship.

This conveyance is made subject to 1976 Property Taxes.

This is unimproved ( ) improved (X) property, known as Townhouse #36, Building #5, Priest Lake Park Condominiums, 4000 Anderson Rd., Nashville 37215 Address: (House Number) (Street) (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Bennett and Louise V. Bennett, their heirs and assigns, forever.

And we *do covenant with the said* C. E. Bennett and Louise V. Bennett *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.*, except as set forth herein.

And we, Deborah J. Pearson and Robert Stephens Pearson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Bennett and wife, Louise V. Bennett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deborah J. Pearson
Deborah J. Pearson

Robert Stephens Pearson
Robert Stephens Pearson

C. E. Bennett

Louise V. Bennett
Louise V. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry R Williams, a Notary Public in and for said County and State, the within named Deborah J. Pearson and husband, Robert Stephens Pearson

the 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 20th day of July, 19 76.

Larry R Williams, Notary Public.

Commission Expires 5/1/79

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, Larry R Williams, a Notary Public in and for said County and State, the within named C. E. Bennett and wife, Louise V. Bennett

the 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 20th day of July, 19 76.

Larry R Williams, Notary Public.

Commission Expires 5/1/79

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

FEE $ 3.00 JUL 22 1976 REGISTER DAVIDSON COUNTY, TENN.

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