BOOK 5122 PAGE 66

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: 12/26/79

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Wells Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	136-5-B
3880 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union St., (STREET ADDRESS)	50
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, THOMAS H. TROBAUGH AND WIFE, PATRICIA L. TROBAUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells Jr. & John Elizabeth 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. 95, Building No. 24, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Thomas H. Trobaugh and wife, Patricia L. Trobaugh by deed from Philhall Corporation of record in Book 5061, page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 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 Horizonta Property Regime of Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, as made applicable to Phase 2, in Book 4979, page 939, said Registers' Office.

This is unimproved ( ) improved (X) property, known as 3880 Priest Lake Drive, Nashville, Tennessee 37217
(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 22 day of October, 1976

Thomas H. Trobaugh

Patricia L. Trobaugh

Thomas H. Trobaugh

Patricia L. Trobaugh

STATE OF TENNESSEE
Davidson County

BOOK 5122 PAGE 67

Personally appeared before me, Martha T. Moore, a Notary Public in and for said County and State, the within named Thomas H. Trobaugh and wife, Patricia L. Trobaugh

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 22nd day of October 1976.

Commission expires 11/26/79

Martha T. Moore
Notary Public

MOORE NOTARY PUBLIC DAVIDSON CO. TENN.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Thomas H. Trobaugh and wife,

TO
Patricia L. Trobaugh

D 92593

IDENTIF. REFERENCE

MAR 8 3 52 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR-8-77	CONV	35,000.00			
MAR-8-77	S'TAX		B*	91.00	
MAR-8-77	R'FEE		B*	.50	
MAR-8-77	W'DEED		B*	4.00	* 95.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible]