BOOK 5161 PAGE 864

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,700.00

Larry A. Featherstone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 77.

Notary Public

MY COMMISSION EXPIRES: 10-21-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry A. Featherstone (NAME)	Home Federal Savings and Loan (NAME)	136-3A
Building 17 4000 Anderson Rd., Unit 45 (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	45
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Acel B. Troutman, Jr. et ux, Mary Ellen Troutman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry A. Featherstone et ux Andrea L. Featherstone

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. 45, Building No. 17, in a Horizontal Property Tegime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office, Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Acel B. Troutman, Jr. et ux, Mary Ellen Troutman by deed from Philhall Corporation, of record in Book 4858, page 832, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 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, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to Home Federal Savings and Loan Association, Nashville, Tennessee, of record in Book 4858, page 834, said Register's Office.

Escrow Account and Insurance are hereby transferred to grantees.

This is unimproved (XX) improved ( ) property, known as Townhouse No. 45, Building 17, Priest Lake Park, 4000 Anderson Road (House Number) (Street) (P. O. Address) Nashville, Tennessee 37217 (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 hands this 8th day of June, 19 77

X Acel B. Troutman
ACEL B. TROUTMAN, JR.

X Mary Ellen Troutman
MARY ELLEN TROUTMAN

STATE OF California
Los Angeles County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Acel B. Troutman Jr. et ux, Mary Ellen Troutman

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 Los Angeles, California, Tennessee, this 8th day of June 19 77.

Commission expires 10/25/80

Barbara A. Walters
Notary Public

OFFICIAL SEAL
BARBARA A. WALTERS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 25, 1980

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

Acel B. Troutman, Jr. et ux, Mary Ellen Troutman

TO

Larry A. Featherstone et ux
Andrea L. Featherstone

FEE 10.90

INDEXING REFERENCE

JUN 21 10 06 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

File Book #12

JUN21 77	CONV	32,700.00			
JUN21 77	S'TAX		B*	85.02	
JUN21 77	PR'FEE		B*	.50	
JUN21 77	W'DEED		B*	4.00	* 89.52