BOOK 5257 PAGE 531

# WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee ~~37201~~ #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Scott E. Muhs | Fidelity Federal Savings & Loan Assn. | Map 136-3C |
| (NAME) #5 Heritage Village Condo. | (NAME) 401 Union Street | Parcel 53 2a |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ...TEN AND NO/100ths----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Scott E. Muhs, Unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILHALL CORPORATION, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

SCOTT E. MUHS, UNMARRIED, his ~~successors~~, *heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Unit No. 5 of Heritage Village of Priest Lake Park Condominiums, of record in Book 4860, page 98, said Register's Office, and by Master Deed of record in Book 5097, page 855, as amended in Book 5192, page 243, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Philhall Corporation, Inc. by deed from Randall Phillip Builders, Inc. of record in Book 4651, page 409, 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 Heritage Village of Priest Lake Park of record in Book 5097, page 855, as amended in Book 5192, page 243, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39900.00

Subscribed and sworn to before me, this the 27th day of February 19 78

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Unit #5 Heritage Village (House Number) (Street) Nashville 37217 P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Scott E. Muhs, Unmarried, his

~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*

Scott E. Muhs, Unmarried, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 27th *day of* February, *19* 78 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Philhall Corporation, Inc.

By: Lunsford M. Rollins Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5257 PAGE 532

Before me, The Undersigned, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Asst Vice President of the Philhall Corporation, Inc., 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 purposes therein contained, by signing the name of the corporation by himself as Asst Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 21 day of February, 19 78

My Commission Expires Nov. 25, 1978

Brenda J. [illegible]
Notary Public

Commission expires .....

BRENDA J. PRESCOTT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

5/1070-8

**WARRANTY DEED**

FROM

Philhall Corporation, Inc.

TO

Scott E. Muhs, Unmarried

FEB28 78 CONV 39,900.00
FEB28 78 S'TAX B* 103.74
FEB28 78 PR'FEE B* .50
FEB28 78 W'DEED B* 4.00 * 108.24

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 5 2 5 7 3

IDENTIF. REFERENCE

FEB 28 2 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING