FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,250

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 78.

Notary Public

MY COMMISSION EXPIRES: July 27, 1980

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John Welker (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 136-3A
#34 4000 Anderson Rd (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 34
Nashville, Tenn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D-59614

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, ANDREE-ELLEN ESTELLE MARIE GUNTHER COOLE AND HUSBAND JAMES L. COOLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN WELKER, UNMARRIED

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. 34, Building No. 5, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79, and Revised in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Andree-Ellen Estelle Marie Gunther (now Coole) by deed from Frank J. Sparacino and wife, Louise J. Sparacino of record in Book 4873, page 712, 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, as amended in Book 4943, page 692, and further amended in Book 5083, page 417, and Book 5189, page 671, said Register's Office.

This is unimproved ( ) improved (X) property, known as #34 4000 Anderson Road 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 14th day of April 19 78

Andree-Ellen Estelle Marie Gunther Coole — James L. Coole

Andree-Ellen Estelle Marie Gunther Coole

James L. Coole

BOOK 5274 PAGE 228

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Andree-Ellen Estelle Marie Gunther Coole and husband, James L. Coole

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 14th day of April 19 78

Commission expires 11-26-80

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

5111203

WARRANTY DEED

FROM
Andree-Ellen Estelle Marie Gunther Coole et vir.

TO
John Welker, Unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 60208

IDENTIF. REFERENCE

APR 17 2 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 17 78	CONV	43,250.00		
APR 17 78	S'TAX		B* 112.32	
APR 17 78	PR'FEE		B* .50	
APR 17 78	W'DEED		B* 4.00	* 116.82

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.