BOOK 5276 PAGE 787

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29823.17
~~$30,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 1978.

Notary Public

MY COMMISSION EXPIRES: May 6, 1980

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. REGISTER'S OFFICE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. Boyett et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	136-3-A-77
4000 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. (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, Charles S. Wells, Jr., and Johnnie C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R. Boyett and wife, Trudy A. Boyett

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. 77, Building No. 9, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouse, Phase 1, as of record in Book 4460, page 88, Register's Office for said County, to which reference is here made.

BEING the same property conveyed to Charles S. Wells, Jr., & Johnnie C. Wells by deed from Frank Hardegree, Sr., and wife, Lois E. Hardegree of record in Book 5013, page 409, 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; the 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 Townhouse, of record in Book 4651, page 412, said Register's Office.

Grantees hereby assume and agree to pay the mortgage held by Fidelity Federal Savings & Loan Association, of record in Book , page , said Register's Office. Escrow account and insurance are transferred to Grantee.

This is unimproved (x) improved ( ) property, known as 4000 Anderson Road (House Number) (Street) Nashville, Tn. 37217 (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 27nd day of April, 19 78

Charles S. Wells, Jr.

Johnnie C. Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells, Jr. and Johnnie C. Wells

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April 19 78

Commission expires MAY 6, 1980

Lunsford M. Hollins Jr.
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 (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

E. 6. 1. 3. 9 9.

WARRANTY DEED

FROM Charles S. Wells, Jr. and Johnnie C. Wells

TO Larry R. Boyett and wife, Trudy A. Boyett

IDENTIF. REFERENCE

APR 24 10 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR24 78	CONV	29,833.17			
APR24 78	S'TAX		B*	77.48	
APR24 78	PR'FEE		B*	.50	
APR24 78	W'DEED		B*	4.00	* 81.98