BOOK 5279 PAGE 711

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Russell L. Sellars and wife,

Tawanna J. Sellars

TO

Fridrich & Hooper Realty

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fridrich & Hooper Realty (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 136-3A
112 30th Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 19
Nashville Tn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

E.6277.2

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 1 2 45 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,750.00 Donald R. Elmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1978

Lynda M. Hellard
Notary Public

MY COMMISSION EXPIRES: May 6, 1980

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)---------- DOLLARS

cash in hand paid by Fridrich & Hooper Realty, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Fidelity Federal Savings & Loan Association on a promissory note secure by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4958, page 115, Register's Office for Davidson County, Tennessee, WE, RUSSELL L. SELLARS AND WIFE, TAWANNA J. SELLARS

have bargained and sold, and by these presents do transfer and convey unto the said

FRIDRICH & HOOPER REALTY 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. 15, Building No. 19, 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 Russell L. Sellars by deed from Philhall Corporation by deed of record in Book 4958, page 113, 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.

BOOK 5279 PAGE 712 WD-2

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fridrich & Hooper Realty, it successors _____ heirs and assigns, forever.

And we do covenant with the said Fridrich & Hooper Realty _____ 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.

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 Fridrich & Hooper Realty its successors heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of May, 19 78

× Russell L. Sellars

× Tawanna J. Sellars

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sunford W. Kellin Jr, a Notary Public in and for said County and State, the within named Russell L. Sellars and wife, Tawanna J. Sellars

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 1st day of May, 19 78.

Sunford W. Kellin Jr, Notary Public.

Commission expires May 6, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAY-1 78 CONV 28,750.00
MAY-1 78 S'TAX B* 74.62
MAY-1 78 PR'FEE B* .50
MAY-1 78 W'DEED B* 4.00 * 79.12

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____