BOOK 5319 PAGE 113

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JULY, 19

Notary Public

MY COMMISSION EXPIRES: 11-6-97

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Eduardo Gutierrez (NAME)	Commerce Union Bank (NAME)	136-3-C
3877 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	60
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	20 59604

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Eduardo Gutierrez and wife Candace S. Gutierrez

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

Unit
Land in Davidson County, Tennessee, being No. 19 of Heritage Village of Priest Lake Park Condominiums, of record in Book 4660, page 243, Register's Office for said County, to which resference is hereby made for a more complete descrition of said lot.

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

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 3877 Priest Lake Drive (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 my hand this 20th day of JULY, 19

Lunsford M. Hollins Jr.

STATE OF TENNESSEE }

BOOK 5319 PAGE 114

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) (himself) acknowledged ~~(themselves)~~ to be the Vice President and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Vice President 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 Lunsford M. Hollins, Jr. as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 2nd day of JULY, 19 78.

My commission expires 11-6-79

Notary Public

E80171

WARRANTY DEED

FROM

Philhall Corporation

TO

L. Eduardo Gutierrez

Candace S. Gutierrez

IDENTIF. REFERENCE

AUG 1 3 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-1 78	CONV	41,900.00			
AUG-1 78	S'TAX		B*	108.94	
AUG-1 78	PR'FEE		B*	.50	
AUG-1 78	W'DEED		B*	4.00	* 113.44

Return to:

LAWYER'S ESCROW SERVICE

300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201