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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
[illegible]NEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Sullivan	Fidelity Federal Savings & Loan	Map 136-3B
(NAME)	(NAME)	
3880 Priest Lake Drive # 70	401 Union Street	Parcel 25 . KS
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Nashville, Tennessee 37219	2D-59734
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

----------$10.00)---------- *Dollars,*

cash in hand paid by James F. Sullivan, Unmarried, and other good and valuable considerations, the receipt of which is hereby acknowledged,

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

JAMES F. SULLIVAN, UNMARRIED, HIS *(successors), heirs and assigns,*

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

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 70, Building No. 27, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Trustee, of record in Book 4651, page 409; and by deed from Martin R. Schott, Trustee of record in Book 4561, page 559, 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 Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, as made applicable to Phase 2, in Book 4979, page 939, and as amended in Book 5189, page 671, said Registers' Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 26 day of October 19 78

My commission expires: 11-26-80 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 3880 Priest Lake Drive # 70 NAshville
(House Number) (Street) 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

James F. Sullivan, 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

James F. Sullivan, Unmarried, his

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

Witness my *hand this* 26th *day of* October, 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

By: Lunsford M. Hollins Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The undersigned a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hallins, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be asst. Vice President of the Philhall Corporation, 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 Lunsford M. Hallins, Jr.

Witness my hand and seal, at office in Nashville, Tennessee this 26th day of October, 19 78.

Brenda J. Gilmore
Notary Public

Commission expires 11-26-80

BRENDA J. GILMORE NOTARY PUBLIC DAVIDSON

OCT 27 78	CONV	45,900.00			
OCT 27 78	S'TAX		B*	119.34	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 123.84

511496

WARRANTY DEED

FROM
Philhall Corporation

TO
James F. Sullivan, Unmarried

E 97061

IDENTIF. REFERENCE

OCT 27 3 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING