D11609-7

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,400.00

John Frederick Deakin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 78.

Jane W. Emrich
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 17, 1980

(AFFIX SEAL)

This Instrument Was Prepared By
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 3720?

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Frederick Deakin (NAME)	Fidelity Federal Savings & Loan (NAME)	136-13-C
3862 Priest Lake Drive # 14 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 69 Ja
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Philhall Corporation, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Frederick Deakin and wife, Mary M. Deakin

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:

Land in Davidson County, Tennessee, being Unit No. 14, located on Lot 6 of Heritage Village of Priest Lake Park Condominiums, as of record in Plat Book 4860, page 98, Register's Office for said County, and by Master Deed of record in Book 5097, page 855, as amended in Book 5192, page 243, and again in Book 5292, page 747, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Builders, Inc., as of record in Book 4651, page 409, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all 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; also 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 buildings 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 Heritgage Village of Priest Lake Park, of record in Book 5097, page 855, as amended in Book 5192, page 243, as amended in Book 5292, page 747, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 3862 Priest Lake Drive # 14 Nashville
(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 its hand s this 22nd day of December, 19 78

Philhall Corporation, Inc.
By: Lunsford M. Wallin Jr.

STATE OF TENNESSEE
Davidson County

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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
Davidson County

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 (his oath) (himself) acknowledged (~~themselves~~) to be the Vice President and _____ respectively of the Philhall Corporation, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and _____ (they) 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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such ~~XXXXXX~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of December, 19 78.

My commission expires: _____ _____
Notary Public

WARRANTY DEED

FROM Philhall Corporation, Inc.

TO John Frederick Deakin and wife, Mary M. Deakin

F. 0. 7 6 8. I.

IDENTIF. REFERENCE

JAN 2 3 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

1-29-79	CONV	41,400.00		
1-29-79	S'TAX		B*	107.64
1-29-79	PR'FEE		B*	.50
1-29-79	W'DEED		B*	4.00 * 112.14

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.