LOAN#511624-0

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Fitzgerald (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 136-3B
Unit 65 B 27, 3880 Priest Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 20
Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D-59729

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------$10.00)---------- *Dollars,*

cash in hand paid by Richard Fitzgerald an wife, J. Marie Fitzgerald, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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

RICHARD FITZGERAID AND WIFE, J. MARIE FITZGERALD, THEIR *(successors), heirs and assigns,*

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

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 65, 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 $49,900.00

Subscribed and sworn to before me, this the 3rd day of January 19 79.

Affiant Richard Fitzgerald

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

Notary Public Brenda G. Lackey

unimproved ( )
This is improved ( ) property, known as Unit 65-B-27, 3880 Priest Lake Drive, Nashville, Tenn. 37217
(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

Richard Fitzgerald and wife, J. Marie Fitzgerald, their

~~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

Richard Fitzgerald and wife, J. Marie Fitzgerald, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 3rd *day of* January, 19 79, *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.
Assistant Vice President

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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 L. Unsford M. Hall, 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 Asst. Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 3rd day of January, 1979

Brenda J. [illegible] Notary Public

Commission expires 11-26-80

NOTARY PUBLIC DAVIDSON CO.

JAN-5-79	CONV	49,900.00			
JAN-5-79	S'TAX		B*	129.74	
JAN-5-79	PR'FEE		B*	.50	
JAN-5-79	W'DEED		B*	4.00	* 134.24

WARRANTY DEED

FROM Philhall Corporation

TO Richard Fitzgerald and wife, J. Marie Fitzgerald

F. 0. 8. 2. 5. I.

IDENTIF. REFERENCE

JAN 5 2 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING