This Form furnished by Attorneys Title Company, Inc.

BOOK 5428 PAGE 770

Form No. WD-2

FROM

LARRY PERIGO, UNMARRIED

TO

JOHN S. BASKETT, JR. AND

CARL A. RITTER

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Baskett, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	136-3A
409 Vaden Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	16
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 1 11 22 AM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

F. 26859

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 19 79

Notary Public

MY COMMISSION EXPIRES: 4-15-82

(AFFIX SEAL)

STATE OF

For and in Consideration of the sum of TEN AND NO/100ths ($10.00) DOLLARS cash in hand paid by John S. Baskett, Jr., and Carl A. Ritter, 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 not secured by a Deed of Trust to Vaden Lackey, Jr., Trustee. of record in Book 4852, page 448, said Register's Office, and a second mortgage to Philhall Corporation secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 4905, page 548, said Register's Office, I, LARRY PERIGO, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said JOHN S. BASKETT, JR. AND CARL A. RITTER, their

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. 16,, Building No. 3, 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 Larry Perigo, unmarried by deed from Philhall Corporation, as of record in Book 4905, page 548, 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.

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9589 05/01 09.40- CHECK

WD-2

unimproved ( )
This is improved (X) property, known as 4000 Anderson Rd, Townhouse #16, Nashville, TN 37217
(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 John S. Baskett, Jr. and Carl A. Ritter their heirs and assigns, forever.

And we do covenant with the said John S. Baskett, Jr. and Carl A. Ritter 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 John S. Baskett, Jr. and Carl A. Ritter heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of APRIL, 19 79

Larry Perigo

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ED. A. BENSLEY, JR., a Notary Public in and for said County and State, the within named Larry Perigo, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 30 day of APRIL, 1979.

Ed A Bensley Jr Notary Public.

ED. A. BENSLEY, JR. NOTARY PUBLIC STATE OF TENNESSEE

Commission expires 1-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5428 PAGE 772

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36500.00- CO	
			94.90 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	99.40-
9589A05/01/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-2685.9

IDENTIF. REFERENCE

MAY 1 11 11 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680827