BOOK 5815 PAGE 922

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1986.

Notary Public

MY COMMISSION EXPIRES: November 10, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney at Law, 494 Bell Road, Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Winfrey, unmarried (NAME)	First Investment Company (NAME)	136-03-0A
3880 Priest Lake Drive, Unit (STREET ADDRESS OR ROUTE NUMBER)	32244 Mock Road (STREET ADDRESS)	087.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	02D 59667

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, Charles A. Root, III and wife, Frances C. Root

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Winfrey, unmarried

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 the 2nd Civil District of Davidson County, Tennessee, being Townhouse No. 3, Building 18, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Book 4460, Page 83, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Charles A. Root, III et ux, Frances C. Root by deed from Philhall Corporation, of record in Book 4800, Page 457, Register's Office for Davidson County, Tennessee.

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

This conveyance is 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, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouse, of record in Book 4651, Page 412, said Register's Office.

CHECK

unimproved ( )
This is improved (XX) property, known as 3880 (House Number) Priest Lake (Street) Drive, Unit (Apt. No.) 3, (P.O. Route) Nashville, TN (City or Town) 37217 (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 our hands this 24th day of March, 1986

Charles A. Root, III

Frances C. Root

03/28/86 7778

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Charles A. Root, III and wife,~~ Frances C. Root

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

87082

IDENTIFICATION REFERENCE

MAR 28 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Charles A. Root, III and wife, Frances C. Root

TO
Mary Ann Winfrey, unmarried

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46900 0- CANT
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
7778A03/28/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87082

IDENTIFICATION REFERENCE

MAR 28 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231986