WARRANTY DEED

Adress New Owner:	Send Tax Bills to:	Map Parcel Nos.:
Aki Dean and Debora Anderson 3880 Priest Lake Drive Unit 65 Nashville, TN 37211	Same	Map: 136-3B Parcel: 20 2D-59729 BOOK 7385 PAGE 401

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths Dollars, cash in hand paid by Aki Dean and Debora Anderson, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Fitzgerald and wife, J. Marie Fitzgerald, have bargained and sold, and do hereby transfer and convey unto the said Aki Dean and Debora Anderson, as joint tenants with the right of survivorship, the Grantees, their 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 Horizontal 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 Register's Office.

Being the same property conveyed to Richard Fitzgerald and wife, J. Marie Fitzgerald, from Philhall Corporation, by deed dated January 3, 1979, of record in Book 5382, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 65-B-27, 3880 Priest Lake Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Aki Dean and Debora Anderson, as joint tenants with the right of survivorship, their 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 Aki Dean and Debora Anderson, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 22nd day of October, 1987.

Richard Fitzgerald
RICHARD FITZGERLAD

J. Marie Fitzgerald
J. MARIE FITZGERALD

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, H. Tom Kittrell, Jr., a Notary Public in and for said County and State, the within named Richard Fitzgerald and wife, J. Marie Fitzgerald, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1987.

H. Tom Kittrell, Jr.
NOTARY PUBLIC

My Commission Expires: 10/24/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $64,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Debora Anderson

Sworn to and subscribed before me
this 22nd day of October, 1987.

H. Tom Kittrell, Jr.
NOTARY PUBLIC

My Commisison Expires: 10/24/88

This instrument was prepared by:

H. TOM KITTRELL, JR.
Attorney at Law
1416 Parkway Towers
Nashville, Tennessee
(615) 244-0095

Mail

IDENTIFICATION REFERENCE

76401

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

640[illegible].00- CAMT.
179.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.70-
5493A10/22/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:64 01

IDENTIFICATION REFERENCE

Oct 22 3 08 PM '07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28873