This instrument prepared by Commonwealth Land Title Ins. Co., Philadelphia, Pa.
Please return instrument to: Thomas, Halliburton & Ballin (Box 9) 107 Parkway Towers, Nash. Tn.

143-3-C
1-1 Apw

BOOK 4935 PAGE 421

WARRANTY DEED

This Indenture, made this 29th day of JANUARY, A.D. 1976, between JAMES G. SCHMIDT, FRED B. FROMHOLD, H. JAMES SHEETZ, JOHN M. SCHUBERT and MORTON D. BOHN, JR., Trustees under Declaration of Trust dated April 15, 1970 of Philadelphia, Philadelphia County, in the State of Pennsylvania as Grantor, and

DONALD WAYNE STEELE, Singleman

of , in the State of as Grantee

Witnesseth: That the said Grantor for and in consideration of the sum of THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($37,500.00)

to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, James G. Schmidt, Fred B. Fromhold, H. James Sheetz, John M. Schubert and Morton D. Bohn, Jr., Trustees under Declaration of Trust dated April 15, 1970

have granted, bargained, sold, and conveyed and do hereby grant, bargain, sell, and convey unto the said Grantee, the following described premises, to wit, situate in ~~District No.~~ Davidson County, Tennessee, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
Unit No. A1 (Type 2) and Carport A1, in a Horizontal Property Regime which is located on the Plat of Phase One, Harpeth Glen Condominium Apartments, an informational plat which is of record in Book 4460 page 42, and being shown on the Site Plan of record in Book 4565 page 681, both in the Register's Office for Davidson County, Tennessee, reference to which said plats are hereby made.
BEING the same premises which Preston C. Smith and wife Ruth M. Smith, by Deed dated the 6th day of December A. D. 1975, and recorded in the Register's Office for Davidson County, Tennessee, in Deed Book , page , granted and conveyed unto James G. Schmidt, Fred B. Fromhold, H. James Sheetz, John M. Schubert and Morton D. Bohn, Jr., Trustees under Declaration of Trust dated April 15, 1970. AND by Authority set forth under Declaration of Trust dated April 15, 1970, any two trustees thereunder may act for all the Trustees.
Under and Subject to covenants, conditions, restrictions and easements of record.
And Subject to any matters that an accurate survey or an inspection of the property might disclose.

Together with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein; TO HAVE AND TO HOLD said premises to Grantee, his heirs and assigns, forever. And Grantor, for ~~himself~~ themselves, their successors ~~and assigns~~, does hereby covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed, and has full power authority and right to convey the same: that said premises are free from all encumbrances, EXCEPT: as above noted,

and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever, ~~claiming~~ by, from or under him, them or any of them.

In Witness Whereof, Grantor has set his hand and seal on the day and year first above written.

John M. Schubert (L. S.)

AND

Morton D Bohn Jr (L. S.)

Trustees under Declaration of Trust dated April 15, 1970

STATE OF PENNSYLVANIA

Philadelphia County. } ss.

Personally appeared before me, JOSEPH T. HARTMAN, a Notary Public in and for said County, the within named bargainors JOHN M. SCHUBERT and MORTON D. BOHN, JR. Trustees under Declaration of Trust dated April 15, 1970

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 office this 29th day of JANUARY A.D. 1976

JOSEPH T. HARTMAN
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires September 4, 1978

My Commission Expires ..... Notary Public.

D 35392

5102961

FEE & REFERENCE

FEB 9 3 13 PM '76

REGISTER

BOOK 4995 PAGE 422

Warranty Deed

JAMES G. SCHMIDT, ET AL, TRUSTEES, ETC.

TO

DONALD WAYNE STEELE, Single/Female

State of Tennessee

_____ COUNTY.

Register's Office

Received for record the _____ day of _____, A.D. 19 ___, at _____ o'clock ___ M. ___ Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____

Witness my hand,

_____, Register.

State Tax . . . . . $ _____

Clerk's Fee . . . . . $ _____

Total . . . . . $ _____

Paid this _____ day of _____ 19 ___

_____ County Court Clerk.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Buyer: Donald Wayne Steele
6909 Highland Park Drive
Nashville, Tenn.

Jay Bills
2nd Fed. Sav. + Loan
4th & Union Street
Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Jay I. Marlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1976

Barbara Zelenka
Notary Public

MY COMMISSION EXPIRES: 5/31/79

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

2.9.76

Co.	37.500.00
St	97.50
Fee	50
Loc. Fund	4.00
Total	102.00