Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tn.

WARRANTY DEED

BOOK 5036 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer Berg et ux	Same	Map 132-11
(NAME)	(NAME)	
4336 Courtland Drive		Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by Spencer Berg and wife, Marcia Berg, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Spencer Berg and wife, Marcia Berg assume and agree to pay the unpaid balance of an original indebtedness of $18,500.00, secured by Deed of Trust of record in book 3292, page 139, Register's Office for Davidson County, Tennessee,
We, Marvin Sharpton and wife, Imogene B. Sharpton,

have this day bargained and sold, and do hereby transfer and convey unto the said Spencer Berg and wife,

Marcia Berg

their ~~XXXXX~~ (HEIRS), heirs and assigns,

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

Land in Davidson County, Tennessee, being lot No. 9 on the Map of Southmeade, as of record in book 1835, pages 118 & 119, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Courtland Drive, at the common corner of lots 8 and 9; thence with the line between said lots, eastwardly 259.8 feet to a corner of lot No. 11; thence with the line between lots 9 and 11, northeastwardly 75.2 feet to a corner of lot No. 10; thence with the line between lots 9 and 10, northwestwardly 188 feet to a point in the southerly margin of Southmeade Parkway; thence with the margin of the same, southwestwardly around a slight curve, 219.3 feet to a concrete monument at the beginning of a curve; thence around said curve, southwestwardly 29.4 feet to a point in the easterly margin of Courtland Drive; thence with the margin of the same, southerly 128 feet to the point of beginning.
Being the same property conveyed to Marvin E. Sharpton and wife, Imogene B. Sharpton, by deed from Joseph D. Puckett, Jr. and wife, of record in book 2633, page 577, Register's Office for said County.
This conveyance is made subject to a 10-foot easement for public utilities, drainage and anchor easements, a 50-foot setback line, a 75-foot setback line, and conditions of owner's certificate, as shown on plan of record in book 1835, pages 118 & 119, Register's Office for said County, and also restrictive covenants contained in instrument of record in book 2044, page 31 and book 2046, page 541, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,650.00

Subscribed and sworn to before me, this the 15th day of June, 76

Affiant Marcia Berg

My commission expires April 29, 1979

Notary Public Hugh J. Beasley

This is improved (X) property, known as 4336 Courtland Drive, (House Number) (Street) Nashville, 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

Spencer Berg and wife, Marcia Berg

their ~~XXXXX~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to said real estate to said Spencer Berg and wife, Marcia Berg

their ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

WITNESS our hand s this 15th day of May, 1976

Any party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HUGH T. BRADLEY, *a Notary Public in and for said County and State,* Marvin Sharpton and wife, Imogene B. Sharpton

*the within named bargainor*S, *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* 15th *day of* June, *19*76.

Commission expires April 29, 1979

Hugh J. Bradley
Notary Public

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 .....

WARRANTY DEED

FROM

Marvin Sharpton et ux

TO

Spencer Berg et ux

Mail to: Union Trust Company
2700 Franklin Rd.
Box 40157 Nashville, Tenn.37064

D 54199

IDENTIF. REFERENCE

JUN 17 10 03 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN 17 76	CONV	58,650.00			
JUN 17 76	S'TAX		B*	152.36	
JUN 17 76	PR'FEE		B*	.50	
JUN 17 76	W'DEED		B*	4.00	* 156.86