Prepared by: Gail Pigg, Attorney
230 4th Avenue North
Nashville, Tennessee
37219

BOOK 5099 PAGE 982

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS: (NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	SEND TAX BILLS TO: (STREET ADDRESS) (CITY) (ZONE) (STATE)	MAP PARCEL NUMBERS
Jean C. Beard and Peggy C. Shepherd #121, 5039 Hillsboro Rd. Nashville, TN 37215	Home Federal Savings & Loan Association 230 Fourth Avenue, North Nashville, TN 37219	131-5-A ~~125~~ 121 7D,A-47566

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JACK DALTON and wife, JEANETTE H. DALTON

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

JEAN C. BEARD (UNMARRIED) and PEGGY C. SHEPHERD (UNMARRIED) their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 121, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jack Dalton by deed from Nancy T. Danner, of record in Book 4934, page 73, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $58,900.00

Subscribed and sworn to before me, this the 23rd day of December, 1976

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is unimproved / improved property, known as #121, 5039 Hillsboro Road, Nashville, TN (House Number) (Street) 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

JEAN C. BEARD and PEGGY C. SHEPHERD their

(successors), 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 unencumbered,* except as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JEAN C. BEARD and PEGGY C. SHEPHERD their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 23rd *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack Dalton

Jeanette H. Dalton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Jack Dalton and wife, Jeanette H. Dalton

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 23rd day of December, 19 76.

Gail Pigg
Notary Public

My commission expires 4/27/77

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.....

DEC27 76 CONV 58,900.00
DEC27 76 S'TAX B* 153.14
DEC27 76 PR'FEE B* .50
DEC27 76 W'DEED B* 4.00 * 157.64

WARRANTY DEED

FROM Jack Dalton et ux

TO Jean C. Beard and Peggy C. Shepherd

D 8 2 5 0 4

IDENTIFICATION REFERENCE

DEC 27 8 18 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Loan # 07-80,470-7 (file room)
Home Federal Savings & Loan Association