This instrument prepared by:
George E. Mudter, Jr., Atty.
10th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5174 PAGE 463

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Peple McGuire Burton (NAME)	Guaranty Mortgage Company Division (NAME)	PART OF:
6014 Sedberry Place (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center (STREET ADDRESS)	MAP PARCEL
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	Field Book NO.

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TED WELCH, TRUSTEE,

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

PEPLE MCGUIRE BURTON and wife, BETTY ARNETTE BURTON, their,

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

Being Building site No. 38-B as shown on the Plat of Sedberry Place of record in Plat Book 5050, page 81, which is a condominium plat of Lot 37 and Lot 38, of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for said County, to which plat reference is made for a more complete description. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 81, in said Register's Office is also to be known as a plat of "Sedberry Place ", a condominium.

Being part of property conveyed to Ted Welch, Trustee, by deed of record in Book 4966, page 323, Register's Office for said County.

This conveyance is made subject to: (1) Master deed of record in Book 5095, page 181; (2) By-Laws of record in Book 5095, page 198; both as amended in Book 5103, page 727; and (3) easement for sewer line of record in Book 5028, page 155, all in Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $79,500.00

Subscribed and sworn to before me, this the 18th day of July 1977

Affiant: George E Mudter

My commission expires: May 30, 1979 (Affix Seal)

Notary Public: Helen D. Scott

This is ~~unimproved~~ improved (X) property, known as 6014 Sedberry Place, Nashville, Tennessee 37205
(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 Peple McGuire Burton and wife, Betty Arnette Burton, their, *(successors), heirs and assigns forever.* I *covenant that* I am *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 for 1977 taxes which have been prorated and assumed by the Buyers,

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peple McGuire Burton and wife, Betty Arnette Burton, their, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 18th *day of* July, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ted Welch, Trustee
Ted Welch, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* Ted Welch, Trustee

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 18th *day of* July, *19* 77

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Commission expires May 30, 1979

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

IED WELCH, TRUSTEE

TO

PEPLE MCGUIRE BURTON and wife,

JUL 22 77 CONV 79,500.00
JUL 22 77 S'TAX B* 206.70
JUL 22 77 PR'FEE B* .50
JUL 22 77 W'DEED B* 4.00 * 211.20

E 15953

IDENTIF. REFERENCE

JUL 22 1 58 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

le: George E. Mudter, Jr., Attorney