This instrument was prepared by Milton W. Smith, Jr. Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

BOOK 5179 PAGE 978

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Torrey B. Nance & Bettie P. Baxter (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 131-5-A
Unit 130, 5039 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Parcel 130
Nashville, Tennessee. 37215. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	7DA-47575

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---($10.00)---*Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original principal amount of $42,500.00, payable to Home Federal Savings and Loan Association; and secured by a Deed of Trust executed by James F. Steward to Attorneys Title Company, Trustee, of record in Book 4969, page 32, Register's Office for said County, which said unpaid balance the said Grantees hereby assume and promise to pay,

We, James F. Steward and wife, Margaret Steward, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Torrey B. Nance and Bettie P. Baxter, as tenants in common, hereinafter called Grantees, their

XXXXXX. *heirs and assigns,*
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

A certain condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 130, 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, Concominium 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 James F. Steward by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees, of record in Book 4969, page 30, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 53,000.00
Subscribed and sworn to before me, this the 3rd day of August 19 77
Torrey B. Nance
Affiant
My commission expires: Nov 06, 1979 (Affix Seal)
Milton W. Smith, Jr.
Notary Public

This is ~~unimproved~~ improved (X) property, known as Unit 130, 5039 Hillsboro Road, Nashville, Tennessee. 37215.
(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 Grantees, their

XXXXXX

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 stated above, and for 1977 taxes which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

XXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 3rd *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Steward
James F. Steward

Margaret M. Steward
Margaret Steward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James F. Steward and wife, Margaret Steward

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* 3rd *day of* August, *19* 77.

Notary Public

Commission expires Nov 26, 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

James F. Steward and wife, Margaret

TO

Torrey B. Nance and Bettie P. Baxter

E 18499

IDENTIF. REFERENCE

AUG 4 12 23 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

AUG-4-77	CONV	53,000.00		
AUG-4-77	S'TAX		B* 137.80	
AUG-4-77	PR'FEE		B* .50	
AUG-4-77	W'DEED		B* 4.00	* 142.30

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS