(3076 DE/13 102.70- CHECK

BOOK 5480 PAGE 25 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

B Brian Dalton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 79

W. K. Dan
Notary Public

MY COMMISSION EXPIRES: April 17, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Brian Dalton	Greater Suburban Mortgage Company	52-12 73
(NAME) 617 Canton Pass	(NAME) P.O. Box 1160	11D 00130
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Lafayette, California 94549	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Otto Sholner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. Brian Dalton and Julia M. Dixon, Joint tenants with rights of suvivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 21 on the Plan of Schoolside Heights, as of record in Book 3700 page 30, Register's Office for said County. Said Lot No. 21 fronts 73 feet on the easterly side of Canton Pass, and runs back 172.7 feet on the south line, 170.0 feet on the north line, to a dead line in the rear, measuring 41.0 feet thereon.

Being the same property conveyed to Otto Sholner and wife, Ethel Lee Sholner by deed of record in Book 4071, page 554, Register's Office for Davidson County, Tennessee. The said Ethel Lee Sholner, now deceased, as evidenced by Public Health Certificate of Death File No. _____.

Subject to restrictive covenants of record in Book 5949, page 401, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing restrictions and easements of record.

This is (X) unimproved ( ) improved property, known as 617 Canton Pass Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of August, 19 79

Otto Sholner

Otto Sholner

A-104

STATE OF TENNESSEE
Davidson County

BOOK 5480 PAGE 26

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto Shofner

the 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 Madison, Tennessee, this 1st day of August 19 79.

Commission expires APRIL 17, 1983

W. K. Dan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Otto Shofner

TO

L. Brian Dalton

F 45393

IDENTIF. REFERENCE

Aug 10 9 33 AM '79

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

Recd
American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5480 PAGE 27

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			370[illegible].00- CO	
			96.20 CO TX	
			.50 PREP	
			6.00 WDEED	
			CHECK 102.70-	
3076A08/10/79			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45393

IDENTIF. REFERENCE

AUG 10 9 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703615