72-4-215 KS

BOOK 5617 PAGE 526 mail

THIS INSTRUMENT WAS PREPARED BY N. EDDIE MONTGOMERY, ATTORNEY, 24TH FLOOR, L&C TOWER, NASHVILLE, TENNESSEE 37219

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel Nos.
Edward T. Goldstein, et ux, Trustees		
Rokeby Condominiums	Same	
3901 Harding Road		
Nashville, Tennessee		

WARRANTY DEED

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, I, ALFRED SHEPARD, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EDWARD T. GOLDSTEIN and DOROTHY S. GOLDSTEIN, TRUSTEES, hereinafter called the GRANTEES, their heirs and assigns, my one-half undivided interest in and to the following-described properties, with full power to sell and convey said properties: to-wit:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northwest part of Lot No. 4, all of Lot No. 5, and part of Lot No. 6, Block "F" Country Club Estates, of record in Book 843, page 95, Register's Office for said County, and the east part of Lots Nos. 21, 22, and 23, Block "A", Inglewood Terrace, of record in Book 1130, page 1, said Register's Office, and described according to a copy of a survey made by Stephen A. Draper, June 8, 1961, as follows:

Beginning in the westerly margin of Ardee Avenue 295 feet north of McGavock Pike; running thence westerly 150.5 feet; thence southerly, with the west line of the Country Club Estates Subdivision, 133.1 feet to a point in the line between Lot No. 23 and Lot No. 3, said point being 192 feet from McGavock Pike; thence southwesterly 206.8 feet to a point, 195 feet from McGavock Pike; thence northwesterly 58.5 feet to an iron pin; thence northerly 148 feet to a fence corner; thence north 35 deg. west 280 feet to a fence corner; thence with the line of Lot No. 20, northeasterly 147 feet to an iron pin on the east bank of a creek at a stone pillar; thence with the line of Lot No. 7 in Country Club Estates Subdivision, southerly 54-1/2 feet, more or less, easterly 25 feet; thence south 35 deg. east 75 feet; thence easterly 130 feet to Ardee Avenue; thence south 35 deg. east 192.9 feet with Ardee Avenue, to the point of beginning.

Being the same property conveyed to Reynold Bubis and Alfred Shepard, by deed from Eric M. Chazen, Trustee for a partnership consisting of Eric M. Chazen and Irving Grobstein, of record in Book 4225, page 723, Register's Office for Davidson County, Tennessee.

The GRANTEES herein expressly agree to assume the indebtedness of the GRANTOR as evidenced by a Deed of Trust of record in Book 4349, Page 23, and re-recorded in Book 4355, Page 179, said Register's Office, and additionally, expressly agree to assume the indebtedness of GRANTOR herein as evidenced by a Deed of Trust Note dated July 25, 1975, and payable to HARRIET K. BUBIS in the original principal amount of FORTY-EIGHT THOUSAND NINE HUNDRED FIFTEEN AND 46/100 ($48,915.46) DOLLARS, the Deed of Trust executed by Grantor herein to secure the indebtedness owed to HARRIET K. BUBIS having not been recorded at the time of the execution of this document.

TO HAVE AND TO HOLD the said one-half undivided interest in the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWARD T. GOLDSTEIN and DOROTHY S. GOLDSTEIN, TRUSTEES, GRANTEES herein, their heirs and assigns, forever.

And I do covenant with the said EDWARD T. GOLDSTEIN and DOROTHY S. GOLDSTEIN, TRUSTEES, GRANTEES, that I am lawfully seized and possessed of said one-half undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all liens of public record.

And I, ALFRED SHEPARD, GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said one-half undivided interest in said land to the said EDWARD T. GOLDSTEIN and DOROTHY S. GOLDSTEIN, TRUSTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

The wife of GRANTOR joins in the execution of this document for the purpose of releasing all her right, title and interest in and to the subject property, and for no other purpose.

WITNESS my hand this the 20th day of June, 1980.

Alfred Shepard
ALFRED SHEPARD

Minnette Shepard
MINNETTE SHEPARD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth A. Hampton a Notary Public in and for said County and State, the within named ALFRED SHEPARD and MINNETTE SHEPARD, the bargainors, 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 the 20th day of June, 1980.

Elizabeth A. Hampton
NOTARY PUBLIC

My Commission expires: July 27, 1981.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of June, 1980.

Della L. Johnson
NOTARY PUBLIC

My Commission expires: July 18, 1982.

F.950027

T
IDENTIF. REFERENCE

JUN 25 3 38 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5617 PAGE 529

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
6274A06/25/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95027

T
IDENTIF. REFERENCE

JUN 25 3 38 PM '80

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

No. 764685