Prepared by: Buck, Baker, & Baker, Attorneys
618 United American Bank Bldg
Nashville, TN 37219

04-64-1726-1

WARRANTY DEED

BOOK 5754 PAGE 124

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles W. Beard & wife	Security Federal S & L	Map 43-10
(NAME) 555 Dupont Ave., B-45	(NAME) 4235 Hillsboro Rd.	Parcel 45
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen and no/100----------
----------($15.00)------
Dollars,

cash, and other good and valuable consideration, the receipt of which is hereby acknowledged:

Madison Park Associates, Ltd.

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

Charles W. Beard & wife, Brenda G. Beard,

their ~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Unit B-45(307), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pp. 179-182, R.O.D.C.

Being part of the same property conveyed to Madison Park Associates, Ltd., from Kelly Prim, Trustee by Warranty Deed as of record in Deed Book 5414, p. 743, R.O.D.C. and by Deed of Correction as of record in Deed Book 5526, pp. 390-393, R.O.D.C. and by Deed of Correction as of record in Deed Book 5567, pages 771-773, R.O.D.C.

Said Deed is subject to the terms and conditions of the Master Deed and Bylaws of Madison Park Homeowner's Association, of record in Book 5462, page 614-649, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,150.00

Subscribed and sworn to before me, this the 4th day of June 1981

My commission expires: July 17, 1983 (Affix Seal)

Affiant Charles W. Beard

Notary Public David E. Johnston

This is unimproved (XX) improved ( ) property, known as 555 Dupont Ave., Unit B-45, Madison
(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

Chalres W. Beard & wife, Brenda G. Beard

their ~~XXXXX~~,

heirs and assigns forever. Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* itself and its ~~XXXXX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles W. Beard and wife, Brenda G. Beard, their ~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 4th *day of* June, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MADISON PARK ASSOCIATES, LTD.

BY: [signature]
General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5754 PAGE 125

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

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

Witness my hand and official seal at ..... *Tennessee, this.....day of.....19.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *a Notary Public of the State and County aforesaid, personally appeared* Jean Arnold *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* General Partner *of the* Madison Park Associates, Ltd. Limited Partnership *the within named bargainor, a ~~Corporation~~, and that* S. *he as such* General Partner *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ by* her *self as* General Partner.

Limited Partnership

Witness my hand and seal, at office in Nashville, TN *this* 4th *day of* June, *19* 81

Commission expires 1-20-85

Dianne S. Scott *Notary Public*

9682 [illegible] 82.16- CHECK

WARRANTY DEED

FROM
Madison Park Assoc. Ltd.

TO
Charles W. Beard & wife

Return to: Security Federal Savings and Loan
Post Office Box 15917
Nashville, TN 37215

MAIL ENV.

G 4 5 0 5 1

IDENTIF. REFERENCE

JUN 8 9 38 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5754 PAGE 126

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
			29150.00-	CO
			75.66	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 82.16-
			9602A06/08/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4,5 U 5 1

IDENTIF. REFERENCE

JUN 8 9 38 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 825824