OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
W.E. Sheriff (NAME)	~~W.E. Sheriff~~ (NAME)	142-6-B
318 Aquamatta Dr (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Paw 272, 273
Brentwood, Tenn 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	274 & 275 2d

WARRANTY DEED BOOK 5985 PAGE 313

For and in consideration of the sum of One Hundred Forty Thousand Dollars ($140,000) DOLLARS

of which $25,000 is paid in cash, $18,127.48 is in a note secured by a second mortgage to the sellers, and $96,872.52 is assumed by the buyers in four (4) notes payable to the Peppertree Company and which are secured by four deeds of trust, we, Albert W. Shean, III and wife Mary E. Shean,

have bargained and sold, and by these presents do transfer and convey unto the said W.E. Sheriff and wife Sharon Sheriff

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium unit in Davidson County, Tennessee, described as follows:

Building 49, Unit(s) 272, 273, 274, and 275, "Peppertree" Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701, et seq. and as shown on the Plat of "Peppertree" Creekside Meadows Condominiums, as recorded in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Garage space(s) 272G, 273G, 274G and 275G, and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plan of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, are included for the exclusive use of the Grantee.

Being the same property conveyed to Albert W. Shean, III and wife Mary E. Shean by deed from The Peppertree Company, a Tennessee Limited Partnership of record in Book 5179, page 652, Register's Office for Davidson County, Tennessee.

This property is encumbered by four (4) Deeds of Trust securing four notes to the Peppertree Company which are assumed by the buyers, and by two (2) Deeds of Trust executed by the Peppertree Company and record in Book 5052, Pages 955 and 960, RODC and a modification agreement in Book 5305, page 979, RODC, and by an assignment of contracts from the Peppertree Company to the Third National Mortgage Company of record in 5305, page 986, RODC.

The conveyed premises are condominiums established pursuant to Tenn. law and a Master Deed establishing a Horizontal Property Regime, of record in Book *

unimproved ( )
This is improved (X) property, known as Units 272, 273, 274, and 275 "Peppertree" (House Number) (Street)
Creekside Meadows Condominium, Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 30th day of December, 19 82.

X A. W. Shean III — A. W. Shean, III

X Mary E. Shean — Mary E. Shean

*4834 page 257, and amended in 5259, page 5, and other instruments of record.

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5985 PAGE 312

Personally appeared before me, VIRGINIA HESTER, a Notary Public in and for said County and State, the within named A.W. SHEAN III and MARY E. SHEAN

the 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, Tn., this 30th day of December, 1982.

My commission expires 11-27-85 Notary Public Virginia Hester

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 140,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

A. W. Shean III

Sworn to and subscribed before me
this 30 day of December, 1982.

My commission expires 11-27-85 Notary Public Virginia Hester

This instrument was prepared by:	
John W. Wagster, HOLLINS, WAGSTER & YARBROUGH, P.C., Nashville, Tenn.	
Name	Address

WARRANTY DEED

FROM
Albert W. Shean, III &
Mary E. Shean, wife

TO
W.E. Sheriff and
Sharon Sheriff, wife

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED
DAVIDSON COUNTY, TN
DEC 30 3 38 PM '82
REGISTER

IDENTIFICATION REFERENCE

H 2 3 7 3 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5985 PAGE 315

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
			140000.00- CO	
			364.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 370.50-	
8321	A	12/30/82	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23737

IDENTIF. REFERENCE

DEC 30 1 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918498