35

BOOK 10892 PG 629

WARRANTY DEED

File No: 00286570

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beth B. Jewett	Countrywide Home Loan	Map 131-05-0-A
[NAME]	[NAME]	
5039 Hillsboro Rd #121	POB 10266	Parcel 121.00
c/o [STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37215	Van Nuys CA 91410-0266	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jean C. Beard, unmarried
DONNA S. MOORE, UNMARRIED
CHARLES R. SHEPHERD, UNMARRIED
have this day bargained and sold, and do hereby transfer and convey unto the said Beth B. Jewett, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6087 04/21 0101 03CHECK 575.04

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value which ever is greater, for this transfer is $ 151,900.00

Subscribed and sworn to before me, this the 17TH day of APRIL, 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-24-01 [Affix Seal]

My Commission Expires March 1, 2001

Affiant

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 5039 Hillsboro Road, #121, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17TH day of APRIL, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jean C. Beard

Donna S. Moore

Donna S. Moore

Charles R. Shepherd

Charles R. Shepherd

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Jean C. Beard, unmarried
DONNA S. MOORE, unmarried
CHARLES R. SHEPHERD, unmarried
the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 17TH day of APRIL, 19 98.

NOTARY PUBLIC AT LARGE DAVIDSON CO. My Commission Expires March 24, 01

Mary B. Simmons
Notary Public

Commission expires 03/24/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ 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 _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 21 AM 11:05

0427408
IDENTIF. & REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E121, 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, Condominium Apartments, recorded in Book 4675, page 12, 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 for 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 Jean C. Beard (unmarried) and Peggy C. Shepherd (unmarried), by deed from Jack Dalton and wife, Jeanette H. Dalton, of record in Book 5099, page 982, Register's Office for Davidson County, Tennessee. Peggy C. Shepherd has since died, leaving Jean C. Beard, Donna S. Moore and Charles R. Shepherd as her only devisees and heirs at law.

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

RECEIVED OF _____

FOR _____

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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
			CAMT	
				151900.00
			CON TX	562.04
			PRFEE	1.00
			WDEED	12.00
			TOTAL	575.04
			CHECK	575.04
04/21/98	01		11:06 0001	6087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427408
IDENTIF. ↑ REFERENCE

98 APR 21 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282222