Mail

This Instrument Prepared By
Schulman, McCarley, Hollins and Price
900 American Trust Building
Nashville, Tennessee

BOOK 4778 PAGE 640

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
John Willard Alley 440 Huntington Ridge Dr. Nashville, Tennessee 37211	SAME	161-11-A 217

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Huntington Ridge Townhouse Development Corp., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said John Willard Alley, a single man, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 217 on the plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING part of the same property conveyed to Huntington Ridge Townhouse Development Corp. by deed from Murff Development Co., as of record in Book 4529, page 827, and by deed of correction of record in Book 4717, page 754, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 440 Huntington Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said John Willard Alley, a single man, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 28,561.00. Subscribed and sworn to before me, this the 3rd day of January, 1974.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

John Willard Alley
Affiant

Commission Expires: [illegible] 77 Notary Public Annie George

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, and owners certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said John Willard Alley, his heirs and assigns, against the lawful claims of all persons.

Witness our hand this 31st day of January, 1974.

HUNTINGTON RIDGE TOWNHOUSE DEVEOPERS, CORP.
GRANTOR

By: Lee L. Sanders
Financial Officer
SALES MANAGER

GRANTEE(S):

John Willard Alley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie George, a Notary Public in and for said County and State, John Willard Alley, the within named bargainor(s), 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 Nashville, Tennessee, this 30 day of January, 1974.

Commission Expires: 5-2-77 Notary Public: Annie George

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 1778 PAGE 642

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie George, a Notary Public in and for the County and State aforesaid, personally appeared Lee Landyss Sanders, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Sales Manager of the Huntington Ridge Townhouse Development Corp., the within named bargainor, a corporation, and that he as such Sales Manager, being authorized so to do, executed the foregiong instrument for the purpose contained therein, by signing the name of the corporation by himself as such Sales Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of January, 1974.

Commission Expires: 5-2-77 Notary Public: Annie George

NOTARY PUBLIC DAVIDSON COUNTY, TENN. ANNIE GEORGE

C37560

IDENTIF. REFERENCE

JAN 7 10 10 AM '74

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TENN.

JAN-7-74	CONV	28,561.00				
JAN-7-74	S'TAX		A*	74.36		
JAN-7-74	PR'FEE		A*	.50		
JAN-7-74	W'DEED		A*	6.00	*	80.86