This instrument prepared by
Schulman, McCarley, Hollins and Pride
909 American Trust Building
Nashville, Tennessee

mail to PD

WARRANTY DEED

BOOK 4801 PAGE 589

Address New Owner(s) as Follows: Send Tax Bills To: Map/Parcel Numbers:
131-3-A

Albert P. Rose
4400 Belmont Park Terrace - #122
Nashville, Tennessee 37215

SAME

122

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, Sheridan Construction Company, a Tennessee Corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Albert P. Rose and wife, Mary H. Rose, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 122, on the plan of Arden Place as of record in Book 4675, page 29, 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 Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

BEING part of the same property conveyed to Sheridan Construction Company by deed from Belmont Terrace Development Company, a Joint Venture, of record in Book 4685, page 11, 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 Sheridan Construction Company, as recorded in Book 4754, page 455, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace, #122, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to said Albert P. Rose and wife, Mary H. Rose, their 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,900.00. Subscribed and sworn to before me, this the 1st day of April, 1974.

Laura D. Pride
Affiant

ANNIE GEO... NOTARY PUBLIC

Commission Expires: ...-77 Notary Public: Annie Geo...

except for taxes for 1974 which have been prorated and assumed by Grantee, and that the same is unencumbered, except as set out above, a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4754, page 455, Restrictive Covenant of record in Book 4628, page 473, both in the 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 29, 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 Albert P. Rose, and wife, Mary H. Rose, their heirs and assigns, against the lawful claims of all persons.

Executed this 1st day of April, 1974

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President

GRANTOR

Albert P. Rose

Mary H. Rose

GRANTEE(S)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie George, a Notary Public in and for the State and County aforesaid, personally appeared Gerald E. Sheridan, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the President of Sheridan Construction Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of April, 1974

NOTARY PUBLIC DAVIDSON COUNTY TENN

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie George,
a Notary Public in and for said County and State, Albert P. Rose,
and wife, Mary H. Rose,
the within named 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,
Tennessee, this 1st day of April, 1974.

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

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 4 8 0 2 3

IDENTIF. REFERENCE

APR 1 4 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-1[illegible]	CONV	60,900.00			
APR-1[illegible] S TAX			A*	158.34	
APR-1[illegible] PRT FEE			A*	.50	
APR-1[illegible]	W DEED		A*	6.00	* 164.84