Filed:

This instrument prepared by:
Simmons McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4824 PAGE 626

Mail to:

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
J. B. Elizer 4400 Belmont Park Terrace - #131 Nashville, Tennessee 37215	Same	131-3-A 131

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 James B. Elizer and Frances G. Elizer Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 131 , on the plan of Arden Place, Section II, as of record in Book 4675, page 119, 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 4714, page 275 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 property made subject to said Declaration of Covenants, Conditions and Restrictions by the First Supplemental Declaration of Covenants, Conditions and Restrictions, filed by Sheridan Construction Company in Book 4819 , page 564 , Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #131, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said James B. Elizer and Frances G. Elizer, their heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,375.00

Subscribed and sworn to before me, this the 3RD day of June, 1994.

ANNIE GEORGE NOTARY PUBLIC Affiant

Commission Expires: 5-2-97

Notary Public: Annie George

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 for Taxes for 1974, which have been prorated and assumed by the Grantee(s), and except as set out above, a Declaration of Covenants, Conditions and Restrictions as of record in Book 4754, page 455, the First Supplemental Declaration of Covenants, Conditions and Restrictions as of record in Book 4819, page 564, all 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 119, 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 James B. Elizer and Frances G. Elizer, their heirs and assigns, against the lawful claims of all persons.

Executed this 3RD day of June, 1974.

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

James B. Elizer

Frances G. Elizer

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 official seal at office in Nashville, Tennessee, this 3RD day of June, 1974.

ANNIE GEORGE 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,

James R. Elizer and Frances G. Elizer,

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 3RD day of June, 1974

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

ANNIE GEORGE NOTARY PUBLIC DAVIDSON COUNTY

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IDENTIF. REFERENCE

JUN 13 1 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 13 74	CONV	57,375.00			
JUN 13 74	S'TAX		A*	149.24	
JUN 13 74	PR'FEE		A*	.50	
JUN 13 74	W'DEED		A*	6.00	* 155.74