[illegible] and Title
[illegible] 37203
Nashville, Tennessee 37219

021,391-2

BOOK 4841 PAGE 421

WARRANTY DEED

Address New Owner(s) as Follows:

Charles W. Brandon, Jr. et ux
4400 Belmont Park Terrace - #130
Nashville, Tennessee 37215

Send Tax Bills To:

Fidelity Federal
Savings & Loan
Assn
226 3rd Ave., N.
Nashville, Tenn.

Map/Parcel Numbers:

131-3-A
130 PW

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 Charles W. Brandon, Jr. and wife, Martha D. Brandon

Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 130, 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 - #130, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Charles W. Brandon, Jr. and wife, Martha D. Brandon, their heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00. Subscribed and sworn to before me, this the 15th day of April, 1974.

Affiant

Notary Public

Commission Expires:

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 are being prorated and paid by Grantor 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 Charles W. Brandon Jr. and wife, Martha D. Brandon, their heirs and assigns, against the lawful claims of all persons.

Executed, this 15th day of Aug, 1974.

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

Charles W. Brandon, Jr.

Martha D. Brandon
Martha D. Brandon

GRANTEE(S)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, George V. Crawford, 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, this 15th day of Aug

NOTARY PUBLIC

My Commission Expires:

GEORGE V. CRAWFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4844 PAGE 426

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Charles W. Brandon Jr. and wife, Martha D. Brandon, 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 15th day of August, 1974.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: [illegible] Notary Public: George V. Crawford

C 6 7 5 3 7

IDENTIF. REFERENCE

AUG 16 3 12 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG16[illegible]	CONV	$3,500.00			
AUG16[illegible]STAX			A*	165.10	
AUG16[illegible]RUSTEE			A*	.50	
AUG16[illegible]	MISCELLANEOUS		A*	6.00	* 171.60