Prepared by: A. M. Griffin Jr. attn
Wash Sims

WARRANTY DEED BOOK 4869 PAGE 477

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel Numbers
Thomas S. McCarthney and wife, Linda L. McCarthney — Guaranty Mortgage Co. — 161-11-A #199
458 Huntington Ridge Drive
Nashville, Tennessee 37211

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 Thomas S. McCarthney and wife, Linda L. McCarthney, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 199 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 458 Huntington Ridge Drive, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said Thomas S. McCarthney and wife, Linda L. McCarthney, 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 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 $34,315.90. Subscribed and sworn to before me, this the 23rd day of Oct, 1974.

Affiant

Commission Expires: 1-29-78 Notary Public

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, 1974 Taxes, which are to be prorated and assumed by Grantee, 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 Thomas S. McCarthney and wife, Linda L. McCarthney, their heirs and assigns, forever.

Witness our hand this 25th day of October, 1974.

HUNGTINGTON RIDGE TOWNHOUSE DEVELOPMENT CORP.

By: _____
Sales Manager

GRANTEE(S):

_____
Thomas S. McCarthney

_____
Linda L. McCarthney

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Thomas S. McCarthney and wife, Linda L. McCarthney, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of October, 1974.

Commission Expires: 1-29-78 Notary Public: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4869 PAGE 479

Before me, Annie George, a Notary Public in and for the County and State aforesaid, personally appeared Timothy J. Ferguson, 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 25th day of October, 1974.

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

ANNIE GEORGE NOTARY PUBLIC DAVIDSON

C 78822

IDENTIF. REFERENCE

Nov 20 8 45 AM '74

FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TENN.

NOV20 CONV 34,315.90
NOV20 S'TAX A* 89.18
NOV20 PR'FEE A* .50
NOV20 W'DEED A* 6.00 * 95.68