Form prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4923 PAGE 159

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Sheridan Construction Company 2002 Richard Jones Road Nashville, Tennessee 37215	Same	131-3-A 113

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, Thomas E. Baldridge and wife, Martha M. Baldridge, the Grantors, have this day bargained and sold and do hereby transfer and convey unto the said Sheridan Construction Company, a Tennessee corporation, the Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 113 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 the same property conveyed to Thomas E. Baldridge and wife, Martha M. Baldridge, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 4762, page 888, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantee 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, #113, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to said Sheridan Construction Company, a Tennessee corporation, its successors and assigns forever.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have 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 $ 57,300.00.

Subscribed and sworn to before me, this the 16th day of January, 1975.

Thomas E. Baldridge
Affiant

Notary Public

Commission Expires: My Commission Expires APRIL 27, 1976

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.

They further bind themselves, and their heirs and assigns to warrant and forever defend the title to said real estate to said Sheridan Construction Company, a Tennessee corporation, its successors and assigns, against the lawful claims of all persons.

Executed this 16th day of June, 1975.

Thomas E. Baldridge

Martha M. Baldridge

GRANTORS

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan, President

GRANTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Louis N. Farringer, a Notary Public in and for said County and State, Thomas E. Baldridge and wife, Martha M. Baldridge, the within named bargainors, 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 16th day of June, 1975.

Notary Public

LOUIS N. FARRINGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires:

My Commission Expires APRIL 27, 1976

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Louis N. Fonvinger, 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 16th day of June, 1975.

Louis N. Fonvinger
Notary Public

Commission Expires:

My Commission Expires APRIL 27, 1976

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IDENTIF. REFERENCE

JUN 18 9 50 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 18 75	CONV	59,300.00			
JUN 18 75	S'TAX		A*	154.18	
JUN 18 75	PR'FEE		A*	.50	
JUN 18 75	W'DEED		A*	6.00	* 160.68