This instrument prepared by
Schulman, McCarley, Hollins and Pitts
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED BOOK 4964 PAGE 348

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Charles G. Blackard, Jr et ux	Same	Map 131-8
4405 Glendale Square Drive	Same	Par. 128
Nashville, Tennessee	Same	

THIS CONVEYANCE made the 22 day of October, 1975, by and between James C. Cheek and James E. Patterson, a partnership d/b/a Cheek & Patterson Construction Company, hereinafter referred to as "Grantor", and Charles G. Blackard, Jr. and wife, Wanda W. Blackard, hereinafter referred to as "Grantees",

W I T N E S S E T H:

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Charles G. Blackard, Jr. and wife, Wanda W. Blackard, the Grantees, the following described property located in davidson County, Tennessee:

Those certain premises comprising a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 27th day of December, 1974, of record in Book 4878, page 805, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4405 in Glendale Square, a Horizontal Property Regime, located at 4405 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Glendale Square, recorded in Book 4860, page 6, as amended by instrument of record in Book 4962, Page 934, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being part of the same property conveyed to James C. Cheek and James E. Patterson, a partnership d/b/a Cheek & Patterson Construction Company, by quitclaim deed from James C. Cheek and wife, and James E. Patterson and wife, of record in Book 4798, page 727, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $68,750.00.

Subscribed and sworn to before me, this 22 day of Oct., 1975.

My Commission Expires August 16, 1977

Commission expires: _____

James C. Cheek
Affiant

Margaret V. Gordon
Notary Public

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, his heirs and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 27th day of December, 1974, of record in Book 4878, page 805, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantees as binding and to be binding upon the Grantees, their heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto belonging or otherwise appertaining to, held or enjoyed therewith, unto the Grantees, their heirs and assigns, forever, subject to the privilege hereinabove set forth.

The Grantor, for himself, his heirs and assigns, conveys and agrees with the Grantees as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that said property herein conveyed is free from all encumbrances, except for taxes for the year 1975, and the Grantor, his heirs and assigns, shall warrant and defend the same to the Grantees hereinabove described, forever, against the lawful claims and demands of all persons except as aforesaid.

Grantees, in consideration of the foregoing covenants, hereby covenant and agree with the Grantor and the Grantees assume and agree to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Glendale Square, as hereinabove set forth.

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed on the day and date first above written.

D 21274

IDENTIF. REFERENCE

OCT 23 11 34 AM '75

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

CHEEK & PATTERSON CONSTRUCTION COMPANY

By: James C. Cheek
James C. Cheek, Partner

GRANTOR

Charles G. Blackard Jr.
Charles G. Blackard, Jr.

Wanda W. Blackard
Wanda W. Blackard

GRANTEES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret V. Gooden, a Notary Public in and for said County and State, James C. Cheek, one of the partners in Cheek & Patterson Construction Company, a Partnership, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of Oct., 1975.

Margaret V. Gooden
Notary Public

Commission Expires:
My Commission Expires August 16, 1977

OCT 23 75	CONV	68,750.00		
OCT 23 75	S'TAX		A* 178.62	
OCT 23 75	PR'FEE		A* .50	
OCT 23 75	W'DEED		A* 6.00	* 185.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN P. GRIMES, a Notary Public in and for said County and State, Charles G. Blackard, Jr. and wife, Wanda W. Blackard, 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 27th day of October, 1975.

John P. Grimes
Notary Public

Commission Expires:

May 17, 1977

JOHN P. GRIMES NOTARY PUBLIC DAVIDSON CO. TENN. MY COMM. EXPIRES MAY 17, 1977