110443-5

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

BOOK 5002 PAGE 945

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map/Parcel Nos.
Ralph Elvin Bryan 4400 Belmont Park Terrace - #156 Nashville, Tennessee 37215	Fidelity Federal Savings and Loan Assn. 401 Union Street Nashville, Tennessee 37219	131-3-B #156

PW

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($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 Ralph Elvin Bryan, a single man, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 156 on the Plan of Arden Place, Section III, as of record in Book 4660, Page 152, 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, a Tennessee Corporation, by deed from Belmont Terrace Development Company, a Joint Venture, of record in Book 4820, Page 293, 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, and Second Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #156, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Ralph Elvin Bryan, his heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Subscribed and sworn to before me, this the 3rd day of March, 19 76.

Ralph Elvin Bryan
Affiant

DANIEL ENGLISH JACKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Dec. 11, 1977

Commission Expires: _____ Notary Public: Samuel E. Jackson

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 1976, which are being prorated and paid by Grantee, 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, and Second Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277, 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 4660, Page 152, Register's Office for Davidson County, Tennessee.

It further finds itself and its representatives to warrant and forever defend the title to said _____ Ralph Elvin Bryan, his _____ heirs and assigns, against the lawful claims of all persons.

Executed, this 3rd. day of March, 1976.

SHERIDAN CONSTRUCTION COMPANY

By: _____
Gerald E. Sheridan, President

GRANTOR

Ralph E. Bryan

GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Louise S. Clemmons, 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 purposes 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 3 day of March, 1976.

LOUISE S. CLEMMONS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

COMMISSION EXPIRES: 2/4/1979 NOTARY PUBLIC: Louise S. Clemmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Samuel E. Jackson,

a Notary Public in and for said County and State, Ralph Elvin Bryan,

the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

SAMUEL E. JACKSON NOTARY PUBLIC DAVIDSON CO.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of MARCH, 1976.

Commission Expires: 12-11-78

Notary Public: Saml E Jackson

38948

MAR 5 9 36 AM '76

REGISTER DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

MAR-5%	CONV	65,000.00			
MAR-5%	S'TAX		B*	169.00	
MAR-5%	PR'FEE		B*	.50	
MAR-5%	W'DEED		B*	6.00	* 175.50