131-1 Parcel 139

L 06,60084-4 (File Room)
HOME FEDERAL SAV. & LOAN

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

WARRANTY DEED

BOOK 5004 PAGE 303

| Address New Owner(s) as Follows: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| David Phillip Skepner<br>4400 Belmont Park Terrace - #159<br>Nashville, Tennessee 37215 | Home Federal Savings & Loan<br>230 4th Avenue North<br>Nashville, Tennessee 37219 | 131-3-B |

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 David Phillip Skepner, a single man, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 159 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 - #159, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said David Phillip Skepner, 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 7th day of March, 1986.

Affiant

Commission Expires: 9/16/88 Notary Public: Nancy Shelton

NANCY SHELTON NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 real estate to said David Phillip Skepner, his heirs and assigns, against the lawful claims of all persons.

Executed, this 9th day of March, 1976

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

David Phillip Skepner

GRANTEE(S)

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, Nancy Shelton, 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 9th day of March, 1976.

COMMISSION EXPIRES: 9/16/78 NOTARY PUBLIC: Nancy Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Shelton,
a Notary Public in and for said County and State,
David Phillip Skepner,
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.

Witness my hand and official seal at Nashville,
Tennessee, this 9th day of March, 1976.

Commission Expires: 9/10/78 Notary Public: Nancy Shelton

D 39586

IDENTIF. REFERENCE

MAR 10 3 03 PM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 10 76 | CONV | 65,000.00 | | | |
| MAR 10 76 S'TAX | | | B* | 169.00 | |
| MAR 10 76 PR'FEE | | | B* | .50 | |
| MAR 10 76 | W'DEED | | B* | 6.00 | * 175.50 |