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

BOOK 5044 PAGE 585

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.

James A. Payne and wife, Jennifer L. Payne
4400 Belmont Park Terrace - #188
Nashville, Tennessee 37215

Sheridan Construction Co.
4205 Hillsboro Road
Nashville, Tennessee 37215

131-3 B
188 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 James A. Payne and wife, Jennifer L. Payne Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 188 on the Plan of Arden Place, Section IV, as of record in Book 4955, Page 5, 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 is 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; Second Supplemantary Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277; and Third Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 5019, Page 942, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #188, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said James A. Payne and wife, Jennifer L. Payne, their heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,350.00.

James A. Payne
Affiant

Subscribed and sworn to before me, this the 1st day of July, 1976.

COMMISSION EXPIRES: 2-5-77 NOTARY PUBLIC: [signature]

NOTARY PUBLIC STATE OF TENNESSEE

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 Grantor, 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; Second Supplementary Declaration of Covenants, Conditions, and Restrictions, of record in Book 4916, Page 277; and Third Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 5019, Page 942, 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 4955, Page 5, 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 James A. Payne and wife, Jennifer L. Payne, their heirs and assigns, against the lawful claims of all persons.

Executed this 12th day of July, 1976.

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

James A. Payne

Jennifer L. Payne
GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, June L. Cooper 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 [illegible] Tennessee, this 12th day of July, 1976.

JUNE L. COOPER NOTARY PUBLIC AT LARGE STATE

COMMISSION EXPIRES: [illegible]

NOTARY PUBLIC: June L. Cooper

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Payne and wife, Jennifer L. Payne, the within-named bargainor(s), 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 12th day of July, 1976.

COMMISSION EXPIRES: 2-5-77 NOTARY PUBLIC:

N. E. QUEMS II NOTARY PUBLIC AT LARGE STATE OF TENN.

D57995

IDENTIF T REFERENCE

JUL 13 1 30 PM '76

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

JUL 13 76	CONV	55,350.00			
JUL 13 76 S'TAX			B*	143.78	
JUL 13 76 PB'FEE			B*	.50	
JUL 13 76	W'DEED		B*	6.00	* 150.28