This instrument prepared by:
SCHULMAN, PRIDE & LEROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5074 PAGE 291

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Nos.
Mrs. Ali Lou M. Johnson 4400 Belmont Park Terrace - #113 Nashville, Tennessee 37215	Same	131-3-A 113

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 Ali Lou M. Johnson, a single woman, Grantee, her heirs 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 Sheridan Construction Company by Thomas E. Baldridge and wife, Martha M. Baldridge, of record in Book 4923, Page 159, 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 Ali Lou M. Johnson, her heirs and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has 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 $64,000.00.

x Mrs. Ali Lou M. Johnson
Affiant

Subscribed and sworn to before me this the 30th day of September 1976.

COMMISSION EXPIRES: 8-2-77 NOTARY PUBLIC: Annie George

ANNIE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

that the same is unencumbered, except for taxes for 1976, which have been prorated and assumed by the Grantee(s), and 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.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Ali Lou M. Johnson heirs and assigns, against the lawful claims of all persons.

Executed this 30th day of September, 1976.

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

× Ali Lou M. Johnson
Ali Lou M. Johnson

GRANTEE(S)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie George, 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 official seal at office in Nashville Tennessee, this 30th day of September, 1976.

ANNIE GEORGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 5-5-77 Notary Public: Annie George

STATE OF TENNESSEE)

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COUNTY OF DAVIDSON)

Personally appeared before me, Annie George,

a Notary Public in and for said County and State, Ali Lou M. Johnson

,

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

Witness my hand and official seal at Nashville,

Tennessee, this 30th day of September 1976.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: 5-2-77 NOTARY PUBLIC: Annie George

D70730

IDENTIF. REFERENCE

OCT 1 2 38 PM '76

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

OCT-1 76	CONV	64,000.00			
OCT-1 76 S'TAX			B*	166.40	
OCT-1 76 PR'FEE			B*	.50	
OCT-1 76	W'DEED		B*	6.00	* 172.90