Prepared by:
Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 5035 PAGE 870 WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mr. Martin P. Bennett
4400 Belmont Park Terrace - #163
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Third National Bank
201 4th Avenue North
Nashville, Tennessee 37219

MAP/PARCEL NOS.
131-3-C
163

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 Martin P. Bennett, a single man, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 163 on the Plan of Arden Place, Section V, as of record in Book 4955, Page 41, 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 5029, Page 656, 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 Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277; Third Supplementary Declaration of Covenants, Conditions, and Restrictionsof record in Book 5019, Page 942; and Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, Page 66, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #163, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Martin P. Bennett, his heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $57,800.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 1976.

COMMISSION EXPIRES: 9-7-80 NOTARY PUBLIC:

NOTARY PUBLIC VICTORIA DAVIDSON COUNTY

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, 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; the Second Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 4916, Page 277; the Third Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 5019, Page 942; and the Fourth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5091, Page 66, 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 41, 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 Martin P. Bennett, his heirs and assigns, against the lawful claims of all persons.

Executed this 10th day of December, 1976.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan, President

GRANTOR

Martin P. Bennett

GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared Gerald E. Sheridan, with whom I am personally acqauinted, 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 10th day of December, 1976.

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Clo Cardwell, a Notary Public in and for said County and State, Martin P. Bennett _____, 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 10th day of December, 1976.

COMMISSION EXPIRES: 9-7-80 NOTARY PUBLIC: Mary P. Harrington

D 80826

IDENTIFICATION REFERENCE

Dec 13 9 34 AM '76

FEE $ DAVIDSON COUNTY, TENN.

SEC 13%	CCRV	57-FCO.00		
SEC 13% S'TAX			150.28	
SEC 13% FEE			.50	
SEC 13%	RECD		5.00	* 156.78