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

BOOK 5108 PAGE 62

WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Arthur J. Grady et ux	Same	Map 131-8
4406 Glendale Square Drive	Same	Par. 120
Nashville, Tennessee	Same	

THIS CONVEYANCE made the 19th day of June, 1976, by and between James C. Cheek and James E. Patterson, a partnership d/b/a Cheek & Patterson Construction Company, hereinafter referred to as "Grantor", and Arthur J. Grady and wife, Patricia F. Grady, hereinafter referred to as "Grantees",

W I T N E S S E T H:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Arthur J. Grady and wife, Patricia F. Grady, the Grantees, the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 27th day of December, 1974, of record in Book 4878, page 805, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4406 in Glendale Square, a Horizontal Property Regime, located at 4406 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Glendale Square, recorded in Book 4860, page 6, as amended by instrument of record in Book 4962, page 934, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being part of the same property conveyed to James C. Cheek and James E. Patterson, a partnership d/b/a Cheek & Patterson Construction Company, by quitclaim deed from James C. Cheek and wife, and James E. Patterson and wife, of record in Book 4798, page 727, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $64,500.00.
Subscribed and sworn to before me, this ___ day of June, 1976.

Affiant

Notary Public

Commission Expires:

My Commission Expires Feb. 2, 1980

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, his heirs and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 27th day of December, 1974, of record in Book 4878, page 805, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantees as binding and to be binding upon the Grantees, their heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto belonging or otherwise appertaining to, held or enjoyed therewith, unto the Grantees, their heirs and assigns, forever, subject to the privilege hereinabove set forth.

The Grantor, for himself, his heirs and assigns, conveys and agrees with the Grantees as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that said property herein conveyed is free from all encumbrances, except for taxes for the year 1976, and the Grantor, his heirs and assigns, shall warrant and defend the same to the Grantees hereinabove described, forever, against the lawful claims and demands of all persons except as aforesaid.

Grantees, in consideration of the foregoing covenants, hereby covenant and agree with the Grantor and the Grantees assume and agree to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Glendale Square, as hereinabove set forth.

IN WITNESS WHEREOF, the Grantor and Grantees have caused this instrument to be executed on the day and date first above written.

CHEEK & PATTERSON CONSTRUCTION COMPANY

By: James C. Cheek
James C. Cheek, Partner

GRANTOR

Arthur J. Grady

Arthur J. Grady

Patricia F. Grady

Patricia F. Grady

GRANTEES

D86260

IDENTIF. REFERENCE

JAN 21 1 59 PM '77

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

JAN21 77 CONV 54,500.00
JAN21 77 S'TAX B* 167.70
JAN21 77 PR'FEE B* .50
JAN21 77 W'DEED B* 6.00 * 174.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol J. Johnson, a Notary Public in and for said County and State, James C. Cheek, one of the partners in Cheek & Patterson Construction Company, a partnership, the within named bargainor, 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 18th day of June, 1976.

Carol J. Johnson
Notary Public

Commission Expires:

~~My Commission Expires Feb. 2, 1980~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol J. Johnson, a Notary Public in and for said County and State, Arthur J. Grady and wife, Patricia F. Grady, the within named bargainors, 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 18th day of June, 1976.

Carol J. Johnson
Notary Public

Commission Expires:

My Commission Expires Feb. 2, 1980