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

BOOK 5160 PAGE 293

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.
Lutie C. Allen Same 131-3-C
4400 Belmont Park Terrace - #176 176 pw
Nashville, Tennessee 37215

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 Lutie C. Allen, a single woman, _____ Grantee(s), her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 176 on the Plan of Arden Place, Section VI, as of record in Book 4955, Page 69, 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 Restrictions, of record in Book 5019, Page 942; Fourth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5091, Page 66; and Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5129, Page 120, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - # 176, Nashville, Tennessee 37215.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,950.00.

Lutie C. Allen
Affiant

Subscribed and sworn to before me this 15 day of June, 1977.

ANNIE C. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: _____ NOTARY PUBLIC: Annie C. Smith

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Lutie C. Allen, 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 that the same is unencumbered, except for taxes for 1977, 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; the Fourth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5091, Page 66; and the Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5129, Page 120, 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 69, 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 Lutie C. Allen, her _____ heirs and assigns, against the lawful claims of all persons.

Executed this 15th day of June, 1977.

SHERIDAN CONSTRUCTION COMPANY

By: _____
Gerald E. Sheridan, President
GRANTOR

_____
Lutie C. Allen

_____

GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie G. Smith 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 15 day of June, 1977.

COMMISSION EXPIRES: 6-2-81 NOTARY PUBLIC: Annie G. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, Lutie C. Allen _____, 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 15 day of June, 1977.

COMMISSION EXPIRES: 6-2-81 NOTARY PUBLIC: Annie G. Smith

09443

IDENTIF. REFERENCE

JUN 16 1 37 PM '77

REGISTER DAVIDSON COUNTY, TENN.

JUN16'77	CONV	61,950.00			
JUN16'77	S'TAX		S*	160.94	
JUN16'77	PR'FEE		S*	.50	
JUN16'77	W'DEED		S*	6.00	* 167.44