5177 455

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,268.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 37219
Carol L. McCoy, Farrell & McCoy, 921 J.C.Bradford Bldg. Nashville TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara F. Richards (NAME)	Home Federal Savings & Loan Assn (NAME)	131-3-B
4400 Belmont Park Terr. #144 (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Ave., No. (STREET ADDRESS)	144
Nashville Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	PW

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, RUTH ELAINE CROCKETT

HEREINAFTER CALLED THE GRANTOR~~S~~, HA~~VE~~S BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA F. RICHARDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Building Site No. 144, on the plan of Arden Place, Section II, as of record in Book 4675, page 119, 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, by deed from Belmont Terrace Development Company, a Joint Venture of record in Book 4714, page 275 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 made subject to said Declaration of Covenants and Restrictions by the First Supplemental Declaration of Covenants, Conditions and Restrictions, filed by Sheridan Constructio Company in Book 4819, page 564, Register's Office for Davidson County, Tennessee.

BEING same part of property conveyed to Ruth Elaine Crockett and Barbara F. Richards by deed from the Sheridan Construction Company of record in Book 5142, page 638 in said Register's Office.

This is ~~unimproved~~ improved property, known as 4400 Belmont Park Terrace #144 Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of July, 1977

Ruth Elaine Crockett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thomas O.H. Smith, Jr., a Notary Public in and for said County and State, the within named RUTH ELAINE CROCKETT

the bargainor, 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 28 day of July 1977.

Commission expires 2-19-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Ruth Elaine Crockett

TO
Barbara F. Richards

E 17328

IDENTIF. REFERENCE

JUL 29 2 22 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 29 77	CONV	11,268.00			
JUL 29 77	S'TAX		B*	29.38	
JUL 29 77	PR'FEE		B*	.50	
JUL 29 77	W'DEED		B*	4.00	* 33.88