This instrument was prepared by
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

5178 PAGE 21

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
Mr. Douglas T. Wells	Same	131-3-C-163
(Name)	(Name)	
4400 Belmont Park Terrace-#163		
(Address)		
Nashville, Tennessee 37215		
(City) (State) (Zone)		

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, Martin P. Bennett, a single man, Grantor, has this day bargained and sold and does hereby transfer and convey unto Douglas T. Wells and wife, Alma P. Wells, Grantees, their 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 the same property conveyed to Martin P. Bennett by Deed from Sheridan Construction Company, of record in Book 5035, page 870, said Register's Office.

This conveyance is made and accepted by the Grantees 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; 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 Douglas T. Wells and wife, Alma P. Wells, their heirs and assigns forever.

Grantor covenants that he is 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 assumed by Grantees, and 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; restrictive covenants of record in Book 4628, page 473, and owners' certificate and 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.

Grantor further binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Douglas T. Wells and wife, Alma P. Wells, their heirs and assigns, against the lawful claims of all persons.

Executed this 1st day of August, 1977.

Martin P. Bennett

GRANTOR

Douglas T. Wells

Alma P. Wells

GRANTEES

E 17577

T
IDENTIF. REFERENCE

AUG 1 12 59 PM '77

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARTIN P. BENNETT, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 1977.

My Commission Expires:

May 4, 1977

Notary Public

AUG-1 CONV 63,900.00
AUG-1 ST'S TAX B* 166.14
AUG-1 PR'FEE B* .50
AUG-1 W'DEED B* 4.00 * 170.64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, DOUGLAS T. WELLS and wife, ALMA P. WELLS, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within-named bargainors, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 1977.

My Commission Expires:

5-13-81

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 63,900.00.

Douglas T. Wells
Affiant

Subscribed and sworn to before me, this the 1st day of August, 1977.

Notary Public

My Commission Expires:

5-13-81