[illegible]
P. O. BOX 2207
NASHVILLE, TENN. 37214

BOOK 5239 PAGE 629

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
R. Royce Richey 4400 Belmont Park Terrace-#146 Nashville, Tennessee 37215	Fidelity Federal Savings & Loan Association P. O. Box 2588 Nashville, Tennessee 37219	131-3-A 146

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, and the assumption of a Deed of Trust executed in favor of Fidelity Federal Savings & Loan Association of record in Book 4904, Page 760, Register's Office for Davidson County, Tennessee, and a note of even date in the principal sum of $62,200.00, payable as specified therein, Thomas P. Roth and wife, Seleah A. Roth, have this day bargained and sold and do hereby transfer and convey unto the said R. Royce Richey, a married man, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 146 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 the same property conveyed to Thomas P. Roth and wife, Seleah A. Roth, by deed from Sheridan Construction Company, of record in Book 4904, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantee 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 654, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #146, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said R. Royce Richey, his heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

R. Royce Richey
Affiant

Sworn to and subscribed before me, this 30 day of December, 1977.

ANNIE G. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: [illegible]81 NOTARY PUBLIC: Annie G. Smith

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for taxes for 1977, which are being prorated and paid by the Grantee, 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, 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 4675, Page 119, Register's Office for Davidson County, Tennessee.

We further bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said R. Royce Richey, his heirs and assigns, against the lawful claims of all persons.

Executed this 30th day of December, 1977.

Thomas P. Roth

Seleah A. Roth

Seleah A. Roth
GRANTORS

R. Royce Richey
GRANTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie H. Smith, a Notary Public in and for said County and State, Thomas P. Roth and wife, Seleah A. Roth, 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 in Nashville, Tennessee, this 30 day of December, 1977.

ANNIE C. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: _____ NOTARY PUBLIC: Annie H. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5239 PAGE 631

Personally appeared before me, Annie G Smith, a Notary Public in and for said County and State, R. Royce Richey, the within-named bargainor, 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 in Nashville, Tennessee, this 30 day of December, 1977.

NOTARY PUBLIC ANNIE G. SMITH DAVIDSON COUNTY, TENN.

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

E 44466

IDENTIF. REFERENCE

JAN 3 3 30 PM '78

FELIX Z. HILL SR. REGISTER
DAVIDSON COUNTY, TENN.

JAN-3 78	CONV	$5,000.00			
JAN-3 78	S'TAX		B*	247.00	
JAN-3 78	PR'FEE		B*	.50	
JAN-3 78	W'DEED		B*	6.00	* 253.50