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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
James A. Halverstadt and wife,
Elizabeth E. Halverstadt
4400 Belmont Park Terrace - #211
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS.
131-7-108

BOOK 5242 PAGE 588

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 James A. Halverstadt and wife, Elizabeth E. Halverstadt Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 211 on the Plan of Arden Place, Section VIII, as of record in Book 5210, Page 7, 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 5182, Page 81, Register's Office for Davidson County, Tennessee.

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; Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5129, Page 120; Sixth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5163, Page 384; and Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5231, Page 375, all in the 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 $76,900.00.

James A. Halverstadt
Affiant

Subscribed and sworn to before me this 9th day of January, 1978.

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

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property known as 4400 Belmont Park Terrace - # 211 , Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said James A. Halverstadt and wife, Elizabeth E. Halverstadt, their 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 1978, which are being prorated and assumed by Grantee, 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 reocrd 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; the Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5129, Page 120; the Sixth Supplemental Declaration of Covenants, Conditions, and Restriction of record in in Book 5163, Page 384; and the Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5231, Page 375, all in the Register's Office for Davidson County, Tennessee; and owner's certificate; easement for roadways and utilities, all as shown on a plat of record in Book 5210, Page 7, 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 James A. Halverstadt and wife, Elizabeth E. Halverstadt, their heirs and assigns, against the lawful claims of all persons.

Executed this 7th day of January, 1978.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan, President
GRANTOR

James A. Halverstadt
James A. Halverstadt

Elizabeth E. Halverstadt
Elizabeth E. Halverstadt
GRANTEES(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Louise S. Clemmons, 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 9 day of January, 1978.

COMMISSION EXPIRES: Feb 4-1979 NOTARY PUBLIC: Louise S. Clemmons

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, James A. Halverstadt and wife, Elizabeth E. Halverstadt the within-named bargainor(s), 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 9th day of January, 1978.

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

E 45848

IDENTIF. REFERENCE

JAN 12 9 57 AM '78

FILED & R... DAVIDSON

JAN 12 78	CONV	76,900.00			
JAN 12 78	S'TAX		B*	199.94	
JAN 12 78	PR'FEE		B*	.50	
JAN 12 78	W'DEED		B*	4.00	
JAN 12 78	W'DEED		B*	2.00	* 206.44