WARRANTY DEED

BOOK 5257 PAGE 581

FROM: Edgar W. Stuart and wife, Hettie L. Stuart
TO: Mary E. Quinn

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Mary E. Quinn
4400 Belmont Park Terrace, #141
Nashville, Tennessee 37215

Send Tax Bills To:
Fidelity Federal
401 Union St.
Nashville, TN.
37219

Map-Parcel Numbers
131-3-B Par 141 2a

Field Book Numbers
16 DA 39508

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of February, 1978.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Seventy Six Thousand and No/100 Dollars ($76,000.00) receipt of which is hereby acknowledged, Edgar W. Stuart and wife, Hettie L. Stuart have bargained and sold, and by these presents do transfer and convey unto the said Mary Elizabeth Quinn her heirs, successors, and assigns a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

> Land in Davidson County, Tennessee being Building Site 141, on the plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said county.
>
> Being the same property conveyed to Edgar W. Stuart and wife, Hettie L. Stuart, by deed from Sheridan Construction Company, of record in Book 4951, page 642, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4400 Belmont Park Terrace, #141, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Elizabeth Quinn, her heirs, successors, and assigns, forever.

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, Conditions and Restrictions by the First Supplemental Declaration of Covenants, Conditions and Restrictions, filed by Sheridan Construction Company in Book 4819, page 564, Register's Office for Davidson County, Tennessee, and a lien for 1978 taxes.

And we do covenant with the said Mary Elizabeth Quinn that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Mary Elizabeth Quinn her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of February, 1978.

Edgar W. Stuart

Edgar W. Stuart

Hettie L. Stuart

Hettie L. Stuart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CONV 76,000.00
TAX $ 197.60
FEE $ .50
RECD
VOIDED
* 202.10

Personally appeared before me, Judy S. Weeks, a Notary Public in and for said County and State, the within named Edgar W. Stuart and wife, Hettie L. Stuart, the 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 at Davidson County, Tennessee, this 28th day of February, 1978.

Judy S. Weeks

Notary Public

My Commission Expires

NOTARY PUBLIC, DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

FEB 28 3 26 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

E 52590