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

112712-9

BOOK 5272 PAGE 621

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Thomas R. Brannon and wife, Angela Brannon 4400 Belmont Park Terrace - #208 Nashville, Tennessee 37215	Fidelity Federal Savings & Loan Assn. 401 Union Street Nashville, Tennessee 37219	131-3-C Par 208 Sv

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 Thomas R. Brannon and wife, Angela Brannon, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 208 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 5141, Page 269, and 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 $70,500.00.

Thomas R. Brannon
Affiant

Subscribed and sworn to before me this 11 day of April, 1978.

COMMISSION EXPIRES: NOTARY PUBLIC: Gail Annette

My Commission Expires June 27, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property known as 4400 Belmont Park Terrace - #208, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Thomas R. Brannon and wife, Angela Brannon, 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 Thomas R. Brannon and wife, Angela Brannon, their heirs and assigns, against the lawful claims of all persons.

Executed this 11th day of April, 1978.

SHERIDAN CONSTRUCTION COMPANY

By Gerald E. Sheridan

Gerald E. Sheridan, President
GRANTOR

Thomas R. Brannon

Thomas R. Brannon

Angela Brannon

Angela Brannon
GRANTEES(S)

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie G. Smith, 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 11th day of April, 1978.

NOTARY PUBLIC ... DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gail Annette, a Notary Public in and for said County and State, Thomas R. Brannon and wife, Angela Brannon, 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 11 day of April, 1978.

NOTARY PUBLIC ... My Commission Expires APRIL 27, 1980

COMMISSION EXPIRES: _____ NOTARY PUBLIC: Gail Annette

E 59463

IDENTIF. REFERENCE

APR 12 2 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR12[redacted]	CONV	70,500.00			
APR12[redacted]S'TAX			B*	183.30	
APR12[redacted]PR'FEE			B*	.50	
APR12[redacted]	W'DEED		B*	6.00	* 189.80