Mail to:

This instrument prepared by:
CHULMAN, PRIDE & LE HOY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5329 PAGE 422

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas J. Donnelly and wife, Ruth A. Donnelly 4400 Belmont Park Terrace - #125 Nashville, Tennessee 37215	Same First Federal of Nashville 236 Fourth Avenue North Nashville, Tennessee 37219	131-3-A 125

FOR AND IN CONSIDERATION of the sum of TEN AND NO/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 J. Donnelly and wife, Ruth A. Donnelly, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 125, 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 part of the same property conveyed to Sheridan Construction Company, by deed from Belmont Terrace Development Company, a Joint Venture, of record in Book 4714, page 275 said Register's Office.

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.

This is improved property known as 4400 Belmont Park Terrace - #125, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Thomas J. Donnelly and wife, Ruth A. Donnelly, their heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,000.00. Subscribed and sworn to before me this the 17th day of August, 1978.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant

Commission Expires: 8-13-80 Notary Public: Dorothy A. Wills

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 paid 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, 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.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Thomas J. Donnelly and wife, Ruth A. Donnelly, their heirs and assigns, against the lawful claims of all persons.

Executed this 18th day of August, 1978.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President
GRANTOR

Thomas J. Donnelly

Ruth A. Donnelly
GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie D. 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 purpose 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 18th day of August, 1978.

NOTARY PUBLIC

COMMISSION EXPIRES: [illegible] NOTARY PUBLIC: Annie D. Smith

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Donnelly and wife, Ruth A. Donnelly, 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 18th day of August, 1978

Commission Expires: 8-13-80 Notary Public: Dorothy L. Wilson

DOROTHY L. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 8 4 8 1 6

IDENTIF. REFERENCE

AUG 24 2 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 24 78	CONV	89,000.00			
AUG 24 78	S'TAX		B*	231.40	
AUG 24 78	PR'FEE		B*	.50	
AUG 24 78	W'DEED		B*	8.00	* 239.90

CERTIFICATE

We hereby certify that the information shown hereon is correct to the best of our knowledge.

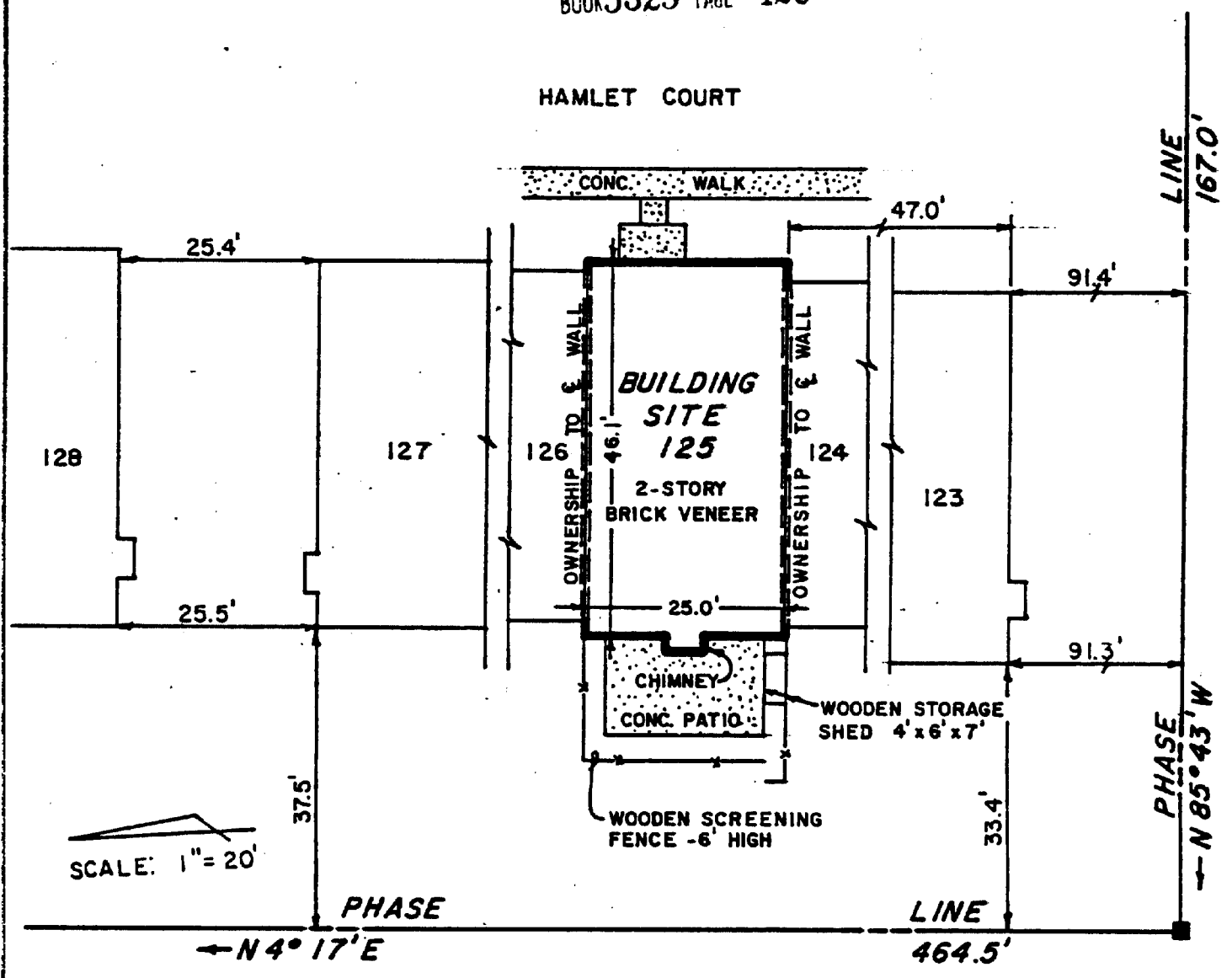
By: _____

BARGE, WAGGONER, SUMNER & CANNON

LEROY HOLLAND
REGISTERED LAND SURVEYOR
TENNESSEE NO. 172

1. See record plat for Ingress and Egress Easement.
2. Unit ownership to face of exterior walls and to the centerline of party wall.
3. Unit 125 is not within a Flood Hazard Zone as based on Department of Housing And Urban Development Flood Hazard Map dated: 10-1-76.
4. Property Map 131-3-B, Parcel 125.

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THOMAS J. DONNELLY

RECORD OF PRINTS			REVISIONS		
NO.	DATE	FOR	NO.	DATE	ITEM

MORTGAGE SURVEY
BUILDING SITE 125
SECTION TWO, BOOK 4675, PAGE 119, R.O.D.C.
ARDEN PLACE
4400 BELMONT PARK TERRACE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DRAWN BY	DATE	FILE NO.
J.M.D.	8/14/78	4701-21
CHECKED BY	FIELD DATA	DRWG. NO.
L.H.		

SHEET ONE OF ONE SHEETS

BARGE WAGGONER SUMNER & CANNON
ENGINEERS — PLANNERS
NASHVILLE TENNESSEE MORRISTOWN