Prepared by:
Kemper, Cosner, Waldschmidt & Crocker
14th Floor, First American Center
Nashville, Tennessee 37238

113496-5

BOOK 5371 PAGE 255

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald N. Duncan and Wife,
Carol E. Duncan
4400 Belmont Park Terrace - #224
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Fidelty Federal
401 Union Street
Nashville, TN 37219

MAP/PARCEL NOS.
~~131 7 145,~~ ~~136 12,~~ ~~43.00~~
16DA 24168
131-3-C
Par 224 Id

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 Ronald N. Duncan and Wife, Carol E. Duncan Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 224 on the Plan of Arden Place, Section IX as of record in Book 5210, Page 73, 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 5216, Page 475, 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 Declarations 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; Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5351, Page 592, 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 $105,580.00.

Carol Duncan
AFFIANT

Subscribed and sworn to before me this 1 day of November, 1978

My Commission Expires Feb. 23, 1981

COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

NOTARY PUBLIC DAVIDSON CO.

This is improved property known as 4400 Belmont Park Terrace - #224, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Ronald N. Duncan and Wife, Carol E. Duncan, 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 paid by Grantor, 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; 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 Restrictions of record in Book 5163, Page 384; and the Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5231, Page 375, and the Eighth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5351, Page 592, 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 73, 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 Ronald N. Duncan and Wife, Carol E. Duncan heirs and assigns, against the lawful claims of all persons.

Executed this 1st day of December, 1978.

SHERIDAN CONSTRUCTION COMPANY

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

Ronald Nye Duncan

Carol Duncan
GRANTEES (S)

IDENTIF. REFERENCE

Dec 5 11 03 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.03407.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, G. Whitney Kemper 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 1st day of December, 1978.

COMMISSION EXPIRES: 5.9.79 NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within-named bargainor (s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 197____.

COMMISSION EXPIRES:_____ NOTARY PUBLIC:_____

DEC-5 78 CONV 90,000.00
DEC-5 78 CONV 15,580.00 } 105,580.00
DEC-5 78 S'TAX B* 274.56
DEC-5 78 PR'FEE B* .50
DEC-5 78 W'DEED B* 6.00 * 281.06