File Book 11

PREPARED BY:
THOMPSON, CRAWFORD & RODGERS
14th FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

BOOK 5445 PAGE 403

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS: | MAP/PARCEL NOS.: |
|---|---|---|
| Richard E. Sansom | Home Federal Savings & Loan | 131-7-108 |
| 4400 Belmont Park Terrace-#216 | 230 4th Ave., N. | 16DA24166 |
| Nashville, Tennessee 37215 | Nashville, TN 37219 | |

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, Ann Hudson Deark, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Richard E. Sansom, Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 216 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 the same property conveyed to Ann Hudson Deark by deed from Sheridan Construciton Company, a Tennessee Corporation, of record in Book 5381, page 809, and Book 5182, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantee 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 $115,000.00.

Lisa Bainbridge
Affiant

Subscribed and sworn before me this 25th day of May, 1979.

Notary Public

Commission Expires:
My Commission Expires August 15, 1982

This is improved property known as 4400 Belmont Park Terrace - #216, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Richard E. Sansom, his heirs and assigns forever.

Grantor covenants that she 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 1979, which are being prorated and assumed by Grantee, an owner's certificate and 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, and except for Declarations of Covenants, Conditions and Restrictions as hereinbefore set out.

She further binds herself and her representatives to warrant and forever defend title to said real estate to said Richard E. Sansom, his heirs and assigns, against the lawful claims of all persons.

Executed this 25th day of May, 1979.

X _____
ANN HUDSON DEARK, Grantor

CHARLES DEARK, Husband of the Grantor, joins in this conveyance for the purpose of relinquishing any and all interest he may have in the above-described property by reason of marital status.

_____
CHARLES DEARK, II Grantor

_____ X
RICHARD E. SANSOM, Grantee

STATE OF TENNESSEE§
§
COUNTY OF DAVIDSON§

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, Ann Hudson DeArk & husband Charles DeArk, II, 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, Davidson County, Tennessee, this 25th day of May, 1979.

_____
NOTARY PUBLIC

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
My Commission Expires August 15, 1979

BOOK 5445 PAGE 405

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

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

WITNESS, my hand and official seal at Knoxville, Tennessee, this 29th day of May, 1979.

MARY C. BRADY NOTARY PUBLIC KNOX CO., TENN.

Mary C. Brady
NOTARY PUBLIC

My Commission Expires:
7-19-79

F 32881

IDENTIF. REFERENCE

JUN 5 2 34 PM '79
FELIX Z. ALLISON III REGISTER
DAVIDSON COUNTY, TENN.

7354 [illegible] 305.50 - CHECK

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5445 PAGE 406

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

115000.00- CO
299.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
7304A06/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 32881

IDENTIF. REFERENCE

JUN 5 2 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 688302