Prepared By:
Samuel K. Crocker, Attorney
11th Floor, First American Center
Nashville, Tennessee 37238

5062

BOOK 5635 PAGE 827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Frank D. Oster 4400 Belmont Park Terrace - #253 Nashville, Tennessee 37215	Third Nat'l Mtg. Co. P.O. Box 2628 Nashville, TN 37219	131-7-108 16DA 24166

08/12 31 13 CHECK

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 Frank D. Oster, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 253 on the Plan of Arden Place, Section X, as of record in Book 5210, Page 218, 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 5389, Page 977, Book 5421, Page 785 and Book 5439, Page 82, 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; Eighth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5351, Page 592; and Ninth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5514, Page 636, 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 $ 116,000.00 .

Frank D. Oster
Affiant

Subscribed and sworn to before me this 8th day of August, 1985.

Notary Public

My Commission Expires:

This is improved property known as 4400 Belmont Park Terrace - # 253 , Nashville, Tennessee 37215. BOOK 5635 PAGE 828

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Frank D. Oster, his _____ 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 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; the Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5231, Page 375; the Eighth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5351, Page 592; and the Ninth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5514, Page 536, 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 218, 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 Frank D. Oster, his _____ heirs and assigns, against the lawful claims of all persons.

Executed this 8th day of August, 1980.

SHERIDAN CONSTRUCTION COMPANY

BY: _____
Gerald E. Sheridan, President
GRANTOR

Frank D. Oster

_____
GRANTEE (S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Jeanne K. Atkinson, 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 8th day of August, 1980.

COMMISSION EXPIRES: July 17, 1983 NOTARY PUBLIC: Jeanne K. Atkinson

JEANNE K. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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: _____

G.O. 1.9 4.1.

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IDENTIF. REFERENCE

AUG 12 9 15 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5635 PAGE 830

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			116000.00- CO	
			301.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 311.10-	
5062A08/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.I. 9 4 1

IDENTIF. REFERENCE

AUG 12 9 15 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773161