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

4-64-1595-3

3081

11/07 381.04- CHECK

WARRANTY DEED

BOOK 5675 PAGE 159

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles William Stratton, IV
4400 Belmont Park Terrace - # 260
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Security Federal
4235 Hillsboro Rd.
Nashville, Tn. 37215

MAP/PARCEL NOS.
131-3B-260
16DA 39693

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 Charles William Stratton, IV, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 260 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 $142,900.00 .

Charles William Stratton, IV
Affiant

Subscribed and sworn to before me this 5th day of November, 1980.

Marjorie Sewell
Notary Public

My Commission Expires:
12-22-80

This is improved property known as 4400 Belmont Park Terrace - # 260, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title and interest belonging to said Charles William Stratton, IV, 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 for taxes for 1980, 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; 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 636, 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 Charles William Stratton, IV his heirs and assigns, against the lawful claims of all persons.

Executed this 5th day of November, 1980.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan

Gerald E. Sheridan, President
GRANTOR

Charles William Stratton IV

GRANTEES (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 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 5th day of November, 1980.

Jeanne K. Atkinson
NOTARY PUBLIC

My Commission Expires:
July 17, 1983

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles William Stratton, IV, 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 Nashville, Tennessee, this 5th day of November, 1980.

NOTARY PUBLIC

My Commission Expires:
8-22-84

G.I. 63756
Mail
Fee
IDENTIF. REFERENCE
NOV 7 9 22 AM '80
FELIX Z. HASTY, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5675 PAGE 162

FOR

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

142900.00- CO
371.54 CO TX
.50 PRFEE
5.00 WDEED
CHECK 381.04-
3081A11/07/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.6376

T
IDENTIF. REFERENCE

Nov 7 9 22 AM '80

FELIX Z. WILSON, REGISTER OF
DAVIDSON COUNTY, TENNESSEE

No. 790583