THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, Attorneys
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

BOOK 5868 PAGE 656

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| John Jay Hooker, Jr. and wife,<br>Paula Lovell Hooker 153<br>4400 Belmont Park Terrace #153<br>Nashville, Tennessee 37215 | Same | 131-3B |

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, Gerald E. Sheridan and wife, Catherine R. Sheridan, Grantors, have this day bargained and sold and do hereby transfer and convey unto the said John Jay Hooker, Jr. and wife, Paula Lovell Hooker, Grantees, their heirs and assigns, as tenants by the entireties certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 153 on the Plan of Arden Place, Section III, as of record in Book 4660, Page 152, 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 Gerald E. Sheridan and wife, Catheine R. Sheridan, by deed from John Jay Hooker, Jr. of record in Book 5150, Page 548, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantees 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, and Second Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace #153, Nashville, Tennessee 37215.

This conveyance is made subject to a Deed of Trust of Record in Book 5152, Page 135, R.O.D.C. to secure the repayment of a Promissory Note to Commerce Union Bank in the original principal amount of Eighty-Two Thousand One Hundred Sixty-Nine and 44/100 Dollars ($82,169.44), the outstanding balance of which Note Grantees assume.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said John Jay Hooker, Jr. and wife, Paula Lovell Hooker, their heirs and assigns forever.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for taxes for 1979, which are to be paid by the Grantees, and except as set out above, a Deed of Trust as of record in Book 5152, Page 135, 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, and Second Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, page 277, 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 4660, page 152, Register's Office for Davidson County, Tennessee.

They further bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said John Jay Hooker, Jr. and wife, Paula Lovell Hooker, their heirs and assigns, against the lawful claims of all persons.

Executed this 4th day of March, 1980.

John Jay Hooker

Paula Lovell Hooker
GRANTEES

Gerald E. Sheridan

Catherine R. Sheridan
GRANTORS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, Timothy J. Samples a Notary Public in and for the State and County aforesaid, personally appeared John J. Hooker, Jr. and wife Paula Lovell Hooker, 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, on this 4th day of March, 1980.

COMMISSION EXPIRES: 7-22-81 NOTARY PUBLIC: Timothy J. Samples

TIMOTHY J. SAMPLES NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Timothy J. Samples a Notary Public in and for the State and County aforesaid, personally appeared Gerald E. Sheridan and wife, Catherine R. Sheridan, 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, on this 4th day of March, 1980.

COMMISSION EXPIRES: 7-22-81 NOTARY PUBLIC: Timothy J. Samples

TIMOTHY J. SAMPLES NOTARY PUBLIC DAVIDSON CO.

G 8 5 5 7 0

IDENTIF. REFERENCE

APR 1 3 14 PM '80

FELIX Z. WILKINS JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,169.44.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 1980.

COMMISSION EXPIRES: 7-22-81 NOTARY PUBLIC: Timothy J. Samples

TIMOTHY J. SAMPLES NOTARY PUBLIC DAVIDSON CO.

04/01 223.22- CHECK

5165

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5868 PAGE 659

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

821 9.44- CO
213.72 CO TX
.50 PRFEE
9.00 WDEED
CHECK 223.22-
9515A04/01/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 8557.0

IDENTIF. REFERENCE

APR 1 3 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874149