Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Joel B. Stephens
Affiant

Subscribed and sworn to before me, this 1st day of December, 1986.

Kyle V. Cuff
Notary Public

My Commission expires: 7-18-87.

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

NONE

BOOK 7056 PAGE 588

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Joel B. Stephens and wife, Jackie F. Stephens Unit 224 Arden Place Condominiums 4400 Belmont Park Terrace Nashville, Tennessee	SAME	131-03-OC 16DA 39657

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **RONALD N. DUNCAN AND WIFE, CAROL E. DUNCAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOEL B. STEPHENS AND WIFE, JACKIE F. STEPHENS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Building Site 224 on the Plan of Arden Place Section IX, of record in Book 5210, page 73, Register's Office for said County, to which plan reference is here made for a more particular description.
>
> Being the same property conveyed to Ronald N. Duncan and wife, Carol E. Duncan, by deed from Sheridan Construction Company, a Tennessee Corporation, of record in Book 5371, page 255, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for the following:

1. Restrictive covenants of record in Book 4628, page 473, Register's Office for Davidson County, Tennessee.

12/03 471.50 CHECK

2. The Plan of record in Book 5210, page 73, Register's Office for Davidson County, Tennessee, shows certain setback lines and certain easements.

3. Articles of Incorporation of Arden Place Home Owners Association of record in Book 4749, page 635, Register's Office, and By-laws of said Corporation.

4. This property was made subject to the Declaration of Covenants, conditions and restrictions, including liens for Annual and Special Assessments, all as set forth and contained in an instrument of record in Book 4754, page 455, said Register's Office, by the First Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 4819, page 564, said Register's Office, and Second Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, page 277, said Register's Office, and Third Supplemental Declaration of Covenants, Conditions, and Restrictions in Book 5019, page 942, said Register's Office, and Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, said Register's Office, and Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5129, page 120, said Register's Office, and Sixth Supplemental Declaration of Covenants, Conditions and Restrictions in Book 5163, page 384, said Register's Office and Seventh Declaration of Covenants, Conditions and Restrictions of record in Book 5231, page 375, said Register's Office, and Eight Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5351, page 592, Register's Office for said County, and Ninth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5514, page 636, said Register's Office, specific reasons to all of which is here made for all of the aforesaid provisions contained herein.

This is improved property, known as: Unit 224 Arden Place Condominiums
4400 Belmont Park Terrace
(House Number) (Street)
Nashville, TN
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of December, 1986.

Ronald N. Duncan

Ronald N. Duncan

Carol E. Duncan

Carol E. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald N. Duncan and wife, Carol E. Duncan, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~November~~ December, 1986.

Notary Public

My Commission Expires: 7-18-87

68658

IDENTIFICATION REFERENCE

DEC 2 12 59 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 591

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

1605 .10- CASH
468.00 STATE
.50
9.00 MISC
CHECK 471.10-
8085A12/02/86 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68656

IDENTIFICATION REFERENCE

Dec 2 12 59 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 17917