WARRANTY DEED 41 BOOK 7360 PAGE 700

FROM: James Geddes Douglas, Sr.
Grantor
TO: Robert T. Dean and
Jean Y. Dean,
husband and wife

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Robert T. & Jean Y. Dean 4400 Belmont Park Terrace, # 135 Nashville, TN 37215	Same	131-3BA 135 Field Book Number 16DA-39496

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty Seven Thousand Nine Hundred Dollars ($157,900.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11 day of September, 1987.

Notary Public

My Commission Expires: May 13, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Geddes Douglas Sr., a widower, Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Robert T. Dean and Jean Y. Dean, husband and wife, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Building Site: 135, on the plan of Arden Place, Section II, as of record in Book 4675, page 119, 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 James Geddes Douglas, Sr. and Frances K. Douglas, his wife, Frances K. Douglas having since died, by deed from Sheridan Construction Company, of record in Book 4854 page 237, said Register's Office;

This is improved property, known as 4400 Belmont Park Terrace, # 135, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid by Grantees.

2. Restrictive covenants and easements of record in Book 4628, page 473, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 4675, page 119, said Register's Office.

4. Declaration of covenants, conditions and restrictions set forth in instrument of record in Book 4754, page 455, said Register's Office and as set forth in First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564, said Register's Office.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 17th day of September, 1987.

James Geddes Douglas Sr.
JAMES GEDDES DOUGLAS, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Celia E. Bowie, a Notary Public of said County and State, JAMES GEDDES DOUGLAS, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17 day of September, 1987.

Celia E. Bowie
Notary Public

My Commission Expires: May 13, 1990

CELIA E. BOWIE NOTARY PUBLIC DAVIDSON COUNTY, TN

6805

IDENTIFICATION REFERENCE

SEP 24 9 25 AM '87

DAVIDSON COUNTY, TN

6660W/9-14-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7360 PAGE 703

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			15790.00-	CAMT.
			442.12	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 451.62-
			5855A09/24/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6805.5

IDENTIFICATION REFERENCE

SEP 24 9 25 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19454