BILL GARRETT, Davidson County
Trans:T20100025956 DEEDWARR
Recvd: 04/30/10 12:59 2 pgs
Fees:13.00 Taxes:1036.00
20100430-0033063

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50461
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Christian 2509 Oakland Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 131030A11600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald E. Sheridan and spouse, Catherine R. Sheridan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Christian** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site 116 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan by Warranty Deed from Shelley F. Holman et vir, Thomas I Holman, Jr., dated September 12, 1997 and recorded on September 17, 1997, of record in Book 10611, page 760, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 29, said Register's Office, which Plan shows building setback lines and easements to which plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, amended in Doc No. 20070816-0098235, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace Unit 116, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.29th day of April, 2010

Gerald E. Sheridan

Catherine R. Sheridan

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2010 , before me the undersigned authority, personally appeared Gerald E. Sheridan Catherine R. Sheridan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2010 .

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011