G# 197002

This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Loan # 110801-8

Send Tax Notices To:
Eidelity Federal
410 Union
Nashville, TN. 37219

New Owner: Ben P. Shields, Jr.
35 Richmeade Lace
401 Bowling Ave.
Nashville, TN. 37205

Map No. 104-13
Parcel No. ~~16~~ 35

PW

WARRANTY DEED

BOOK 5014 PAGE 653

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS and other good and valuable considerations, receipt of which is hereby acknowledged, JAMES E. LONG and wife, CONNIE J. LONG, have this day bargained and sold and do hereby transfer and convey unto the said BEN P. SHIELDS, JR., his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Building Site No: 35 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, 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 Richmeade 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 E. Long and wife, Connie J. Long, by warranty deed from Union Bank, a California Banking Corporation, of record in Book 4974, Page 231, Register's Office for Davidson County, Tennessee.

This is improved property known as 60 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37205.

We covenant that we 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 by the declaration of covenants, conditions, and restrictions filed by Union Bank, as recorded in Book 4941, Page 637, Register's Office for Davidson County, Tennessee, and by certain easements, set back lines, roadway, etc. as shown on recorded plan.

We further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said BEN P. SHIELDS, JR., unmarried, his successors and assigns against the lawful claims of all persons.

WITNESS OUR HANDS, this 12 day of March, 1976.

JAMES E. LONG

CONNIE J. LONG

STATE OF Tenn

COUNTY OF Knox

Personally appeared before me, Nancy L. Ferguson, a Notary Public, in and for said County and State, James E. Long and wife, Connie J. Long, the within named bargainers, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, this 12 day of Mar, 1976.

Nancy L. Ferguson
Notary Public

My Commission Expires:

12-23-79

The actual consideration or value for this transfer is $51,000.00.

Affiant

Sworn to and subscribed before me, this 12 day of March, 1976.

Nancy L. Ferguson
Notary Public

My Commission Expires:

12-23-79

D 44339

TENNESSEE REFERENCE
APR 12 3 21 PM '76

CO 51,000.00	MO
WD 4.00	MS
TD	ST 132.60
CC	ST
MR	PF .50
UCC	TOTAL 137.10