BOOK 5048 PAGE 569

WARRANTY DEED

"THIS INSTRUMENT PREPARED BY CHARLES S. ROBER, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. McKeehen	First Federal Savings & Loan	Map 117-7
(NAME:)	(NAME:) Assn.	
2126 Golf Club Lane	4th at Union	Parcel 160
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	FB#7DA-23672
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUL 22 76	CONV	90,000.00			
JUL 22 76	CONV	90,000.00			
JUL 22 76	CONV	20,000.00			
JUL 22 76	S'TAX		B*	520.00	
JUL 22 76	PR'FEE		B*	.50	
JUL 22 76	W'DEED		B*	8.00	* 528.50

George W. Bounds, Jr., has *have bargained and sold, and by these presents do transfer and convey unto the said* Sharon L. McKeehen, a single person *her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a building site shown as Property Map No. 160 on the Plat of Gloucester Square, of record in Book 4460, page 50, Register's Office for said County.

Said Building Site No. 160 fronts 60 feet on the north margin of an unnamed access easement and extends back between parallel lines 109 feet to a line on the rear on which it measures 60 feet.

Being the same property conveyed to George W. Bounds, Jr., by deed from Sample Investment Company of record in Book 4815, page 144, Register's Office for Davidson County, Tennessee.

The said George W. Bounds, Jr. has elected to claim homestead in other property, namely, improved property located in Davidson County, Tennessee, being Lot No. 122 on the plan of Hillwood Estates, Section 8, also known as 6121 Elizabethan Drive, Nashville, Tennessee.

Pursuant to the provisions of Paragraph 13 of the Restrictive Covenants for Gloucester Square of record in Book 4548, page 217, Register's Office for Davidson County, Tennessee, Gloucester Square Cooperative Corporation waives its option to purchase the premises aforesaid on condition that any subsequent sale of said premises shall again be subject to said option.

This conveyance of said property is made expressly subject to the following:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 200,000.00

Affiant

Subscribed and sworn to before me, this the 22 day of July, 19 76

Notary Public

My commission expires: (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

including the rights and interests of other building site owners and condominium owners within Gloucester Square, and including also the requirement that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as contained in an instrument executed by Gloucester Square Cooperative Corporation, et al., dated October 20, 1971, and recorded in Book 4548, page 217, said Register's Office.

2. Set back lines, easements, access limitations and conditions of the owner's certificate, as shown on the recorded plan of Gloucester Square of record as aforesaid.

3. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee by this conveyance to be used and enjoyed by the Grantee, her guests, invitees, heirs, successors and assigns.

4. Taxes for the year 1976, a lien, but not yet due and payable, the payment of which is assumed by the Grantee.

5. Limitations and conditions imposed by the Horizontal Property Act as set out in Code Sections 64-2701 et seq. of the Tennessee Code Annotated, as amended.

This is improved (X) unimproved ( ) property, known as 2126 Golf Club Lane, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sharon L. McKeehen, her *heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Sharon L. McKeehen *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for Deeds of Trust of record in Book 4890, page 252 and Book 4922, page 7, Register's Office for Davidson County, Tennessee.

And George W. Bounds, Jr. does ~~do~~ *further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sharon L. McKeehen, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George W. Bounds, Jr.

GLOUCESTER SQUARE COOPERATIVE CORPORATION

By: Craig Hogue
Craig Hogue, President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Ragland, a Notary Public in and for said County and State, the within named George W. Bounds, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of July, 19 76.

Margaret Ann Ragland, Notary Public.

Commission Expires 1-29-78

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail K. Parsons, a Notary Public of the State and County aforesaid, personally appeared Craig Hogue, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Gloucester Square Cooperative Corporation the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of July, 19 76.

Gail K. Parsons
Notary Public

Commission Expires 2/23/80

WARRANTY DEED

FROM

GEORGE W. EOUNDS, JR.

TO

SHARON L. McKEEHEN

D59647

IDENTIF. REFERENCE

JUL 22 2 28 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208