This instrument was prepared by:
Schulman, McCarley, Hollins & Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 5053 PAGE 436

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles M. Everhart and wife,
Catherine B. Everhart
68 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Fidelity Federal
Savings & Loan Assn.
401 Union Street
Nashville, Tennessee 37219

MAP/PARCEL NOS.
104-13-A
41
PW

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sheridan Construction Company, a Tennessee corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Charles M. Everhart and wife, Catherine B. Everhart, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 41 on the Plan of Richmeade Place, Section II, as shown on a Plat of record in Book 4955, Page 4, 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 part of the same property conveyed to Sheridan Construction Company by Deed from Union Bank, of record in Book 4957, Page 591, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions, and Restrictions as recorded in Book 4941, Page 637, and as amended in Book 5036, Page 338, and a First Supplemental Declaration of Covenants, Conditions, and Restrictions as recorded inBook 5019, Page 946, and rerecorded in Book 5039, Page 256, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 68 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Charles M. Everhart and wife, Catherine B. Everhart, their heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Charles M. Everhart
Affiant

Sworn to and subscribed before me this 27th day of July, 1976.

JOANNE E. STALLINGS
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires April 27, 1977

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: Joan E. Stallings

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 1976, which have been prorated and will be paid by Grantor, and except as set out above, a Declaration of Covenants, Conditions, and Restrictions and By-Laws as of record in Book 4941, Page 637, and as amended in Book 5036, Page 338, Register's Office for Davidson County, Tennessee, and First Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5019, Page 946, and rerecorded in Book 5039, Page 256, Register's Office for Davidson County, Tennessee, and owner's certificate, easement for roadways and utilities, all as shown on a Plat of record in Book 4955, Page 4, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Charles M. Everhart and wife, Catherine B. Everhart, their heirs and assigns, against the lawful claims of all persons.

Executed, this 28th day of July, 1976.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President
GRANTOR

Charles M. Everhart

Catherine B. Everhart
Catherine B. Everhart
GRANTEE(S)

B 6 1 5 1 2

T
IDENTIF. REFERENCE

AUG 3 10 27 AM '76

FELIX Z. WHITE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Frank L. Cooper a Notary Public in and for the State and County aforesaid, personally appeared Gerald E. Sheridan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Sheridan Construction Company, the within-named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office in Nashville, Tennessee, this 28th day of July, 1976.

COMMISSION EXPIRES: 5-23-79 NOTARY PUBLIC: Frank L. Cooper

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Jan C Stallings, a Notary Public in and for said County and State, Charles M. Everhart and wife, Catherine B. Everhart, the within-named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1976.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: [illegible] Expires April 27, 1980 NOTARY PUBLIC: Jan C Stallings

AUG-3??	CONV	67,500.00			
AUG-3??$'TAX			B*	175.50	
AUG-3??PR'FEE			B*	.50	
AUG-3??	W'DEED		B*	6.00	* 182.00