This instrument prepared by:
SCRUGGS, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

104 13H
Parcel 45

WARRANTY DEED

BOOK 5120 PAGE 992

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.

Thomas Henry Horrell
34 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

Same

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 Thomas Henry Horrell _____, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No.: 45 on the Plan of Richmeade Place, Section III, as shown on a Plat of record in Book 5050, Page 19, 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, First Supplemental Declaration of Covenants, Conditions, and Restrictions as recorded in Book 5019, Page 946, and rerecorded in Book 5039, Page 256, and a Second Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Book 5094, Page 473, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 34 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 Thomas Henry Horrell, his heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,745.53.

Thos. Henry Horrell
Affiant

Sworn to and subscribed before me this 4th day of [illegible], 197[illegible].

STEVE HORRELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: [illegible] NOTARY PUBLIC: [illegible]

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 of 1977, which have been prorated and will be paid by Grantee, 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, 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, Second Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5094 Page 473, 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 5050, Page 19, 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 Thomas Henry Horrell, his heirs and assigns, against the lawful claims of all persons.

Executed this 17th day of February, 1977.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan, President

GRANTOR

Thos. Henry Horrell
Thomas Henry Horrell

GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, [illegible] 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 17th day of February, 1977.

COMMISSION EXPIRES: 5-2-77 NOTARY PUBLIC: Annie George

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Steve Horrell, a Notary Public in and for said County and State, Thomas Henry Horrell _ _____, the within-named bargainor(s), 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 17th day of March, 1977.

COMMISSION EXPIRES: May 24, 1980 NOTARY PUBLIC: Steve Horrell

D 92097

IDENTIFICATION

MAR 4 12 09 PM '77

FILED DAVIDSON COUNTY, TENN. REGISTER

MAR-47 CONV 59,745.53

MAR-47 ST TAX B* 155.22

MAR-47 PR FEE B* .50

MAR-47 W'DEED B* 6.00 * 161.72