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

WARRANTY DEED

BOOK 5139 PAGE 523

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

Mr. Parkes A. Brandon
44 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

First Federal Savings & Loan Association
236 Fourth Avenue
Nashville, Tennessee

104
13
160

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 Parkes A. Brandon, a single man ____ _____ _____, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No.: 50 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 44 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 Parkes A. Brandon, his _____ heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,900.00.

Affiant

DOROTHY A. HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 29th day of April, 197__.

COMMISSION EXPIRES: 5-13-80 NOTARY PUBLIC: Dorothy A. Hill

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 Parkes A. Brandon, his _____ heirs and assigns, against the lawful claims of all persons.

Executed this 22nd day of April, 1977.

SHERIDAN CONSTRUCTION COMPANY

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

GRANTOR

Parkes A. Brandon

GRANTEE(S)

E00362

IDENTIF. REFERENCE

APR 25 1 55 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie George, 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 22 day of April, 1977.

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

STATE OF TENNESSEE,)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parkes A. Brandon _ ___ _____, 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 22nd day of April, 1977.

COMMISSION EXPIRES: 8-13-80 NOTARY PUBLIC: Dorothy A. Wilson

APR25	CONV	54,900.00			
APR25	S'TAX		B*	142.74	
APR25	PR'FEE		B*	.50	
APR25	W'DEED		B*	6.00	* 149.24