78-2-28

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

John A. Shields
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 11/2/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Shields, et ux (NAME)	OWNER (NAME)	104-13A-29
401 Bowling Ave., Bldg. 29 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-71743
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES F. HUGHES and wife, CHERYL C. HUGHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. SHIELDS and wife, JACQUELINE J. SHIELDS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Building Site No. 29 on the Plan of Richmeade Place, Section 1, of record in Book 4860, page 44, said Register's Office, to which plan reference is here made for a complete legal description, together with one membership in Richmeade Place Home Owner's Association, Inc., a nonprofit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anyway appertaining to said membership.

BEING the same property conveyed to James F. Hughes and wife, Cheryl C. Hughes, by deed from Union Bank of record in Book 4954, page 464, said Register's Office.

This conveyance is subject to restrictive covenants, conditions and restrictions of record in Book 4941, page 637, and lien for initial, annual and special assessments for improvement operation and maintenance of the common area as set forth in Article No. 4 of the Declaration of covenants, conditions and restrictions of record in Book 4941, page 637, said Register's Office; easements and setback lines as set forth on the above plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (XX) improved property, known as Building No. 29, 401 Bowling Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of February, 19 78

James F. Hughes
JAMES F. HUGHES

Cheryl C. Hughes
CHERYL C. HUGHES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Hughes and Cheryl C. Hughes

the 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 23rd day of February, 1978

Commission expires 11/7/79

Notary Public

NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX

WARRANTY DEED

FROM
JAMES F. HUGHES and wife,
CHERYL C. HUGHES

TO
JOHN A. SHIELDS and wife,
JACQUELINE J. SHIELDS

E 52068

IDENTIF. REFERENCE

FEB 24 1 01 PM '78

FELIX J. SOLOMON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB24'78	CONV	80,000.00			
FEB24'78	S'TAX		B*	208.00	
FEB24'78	PR'FEE		B*	.50	
FEB24'78	W'DEED		B*	4.00	* 212.50