This instrument prepared by:
SHERIDAN, PRIDE & LEROY
P. O. BOX 2207
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5285 PAGE 914

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

Howell E. Warner, III, and wife
Norma W. Warner
59 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

Same

104-13-A
Par 62 Ts

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 Howell E. Warner, III, and wife, Norma W. Warner, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 62 on the Plan of Richmeade Place, Section IV, as shown on a Plat of record in Book 5210, Page 16, 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, and from Richmeade Place Homeowners Association, of record in Book 5096, Page 682, Register's Office for Davidson County, Tennessee.

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, Second Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Book 5094, Page 473, and Third Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Book 5238, Page 385, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 59 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 Howell E. Warner, III, and wife, Norma W. Warner, their heirs and assigns forever.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $78,900.00.

Affiant

Sworn to and subscribed before me this 12th day of May, 1978.

COMMISSION EXPIRES: 11/21/80 NOTARY PUBLIC: Annie G. Smith

ANNIE G. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 1978 , 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, First Supplemental Declaration of Covenants, Conditions, and Restrictions of reocrd 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; Third Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5238, Page 385, 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 5210, Page 16, 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 Howell E. Warner, III, and wife, Norma W. Warner, their heirs and assigns, against the lawful claims of all persons.

Executed this 12th day of May, 1978.

SHERIDAN CONSTRUCTION COMPANY

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

Howell E. Warner, III

Norma W. Warner
Norma W. Warner
GRANTEE(S)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Annie H. Smith, 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 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 15th day of May, 1978.

COMMISSION EXPIRES: 6-2-81 NOTARY PUBLIC: Annie G. Smith

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, Howell E. Warner, III, and wife, Norma W. Warner, 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 15th day of May, 1978.

COMMISSION EXPIRES: 6-2-81 NOTARY PUBLIC: Annie G. Smith

E65505

IDENTIF. REFERENCE

MAY 15 3 35 PM '78

FELIX Z. NIELSON REGISTER
DAVIDSON COUNTY, TENN.

MAY15'78 CONV 78,900.00
MAY15'78 S'TAX B* 205.14
MAY15'78 PR'FEE B* .50
MAY15'78 W'DEED B* 6.00 * 211.64