This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5291 PAGE 622

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bettie B. Hinton	SAME	Map 104-13A
(NAME) 603 Richmeade Pl. 401 Bowling Ave	(NAME)	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Bettie B. Hinton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, George W. Hearn and wife, Marilyn C. Hearn,

have this day bargained and sold, and do hereby transfer and convey unto the said Bettie B. Hinton,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Building Site No. 36 on the Site Plan of Richmeade Place, Section 2, of record in Book 4955, page 4, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to George W. Hearn and wife, Marilyn C. Hearn, by deed from Sheridan Construction Company, Inc., of record in Book 5070, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, conditions and restrictions, including Liens for annual and special assessments of record in Book 4941, page 637 and of record in Book 5039, page 256, and to the By-Laws of Richmeade Place Home Owners Association, Inc. in Book 4942, page 633, and amended to Declaration of Covenants, Conditions, and Restrictions for Richmeade Place and By-Laws of Richmeade Place Home Owners Association, Inc. in Book 5036, page 338, et seq., all of record in the Register's Office for Davidson County, Tennessee, also subject to owner's certificate, easements for public utility and drainage purposes as shown on plan of record in Book 4955, page 4, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,500.00

Subscribed and sworn to before me, this the 24th day of May 19 78

Affiant: x Bettie B. Hinton

My commission expires: 4/18/82 (Affix Seal)

Notary Public: Nancy L. Kate

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 401 Bowling Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bettie B. Hinton,

her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes for 1978 which are prorated and assumed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bettie B. Hinton,

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George W. Hearn

x Marilyn C. Hearn

Marilyn C. Hearn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kota, *a Notary Public in and for said County and State,* George W. Hearn and wife, Marilyn C. Hearn

*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 *this* 24th *day of* May, *19* 78

NANCY L. KOTA NOTARY PUBLIC Tennessee DAVIDSON COUNTY TENN.

Nancy L. Kota *Notary Public*

Commission expires 4/18/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... of the ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ..... *this* .....day *of* ....., *19*.....

..... *Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
George W. Hearn et ux

TO
Bettie B. Hinton

MAY 31 78	CONV	71,500.00			
MAY 31 78	S'TAX		B*	195.90	
MAY 31 78	PR'FEE		B*	.50	
MAY 31 78	W'DEED		B*	4.00	* 190.40

E 68045

IDENTIF. REFERENCE

MAY 31 8 33 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238