WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prudence Polk McGowan (NAME:)	SAME (NAME:)	Map 104-13A
66 Richmeade Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Nashville, TN 37205 (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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUN 15 78 CONV 85,000.00
JUN 15 78 S'TAX B* 221.00
JUN 15 78 PR'FEE B* .50
JUN 15 78 W'DEED B* 6.00 * 227.50

we, R. David Ludwick and wife Rebecca O. Ludwick,
have bargained and sold, and by these presents do transfer and convey unto the said Prudence Polk McGowan, a widow,
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Building Site No. 39 on the Plan of Richmeade Place, Section 2, as of record in Book 4955, page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to R. David Ludwick and wife, Rebecca O. Ludwick, by deed from Sheridan Construction Company, of record in Book 5087, page 845, Register's Office for Davidson County, Tennessee.

The said conveyance is subject to the following exceptions:

1. Taxes for 1978, a lien, but not yet due and payable.
2. This property was made subject to the Declaration of Covenants, conditions, and restrictions, including Liens for Annual and special assessments, all set forth and contained in an instrument of record in book 4941, page 637, Register's Office for Davidson County, Tennessee, by the First Supplemental Declaration of Covenants, conditions and restrictions, of record in Book 5019, page 946, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws of Richmeade Place Home Owners Association, Inc., the articles of Incorporation of Richmeade Place Home Owners Association, Inc., being of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee, and amendment to the Declaration of Covenants, Conditions, and Restrictions for Richmeade Place and By-Laws of Richmeade Place Home Owners Association, Inc., of record in Book 5036, page 338, et seq. Register's Office for Davidson
(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 85,000.00
Subscribed and sworn to before me, this the 15th day of June 19 78
Affiant
My commission expires: My Commission Expires August 15, 1978 (Affix Seal)
Notary Public

County, Tennessee, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

3. The Plan of record in Book 4955, page 4, said Register's Office, shows an owner's certificate, shows certain easements for public utility and drainage purposes within the boundaries of the Site Plan of Section Two Richmeade Place, and said certificate provides a prohibition respecting the alteration or change of the Plan unless approved by the Metropolitan Planning Commission, and the Metropolitan Baord of Zoning Appeals, and the following reservations: "Easements for ingress and egress are reserved hereby upon all access easements as shown hereon, or upon any approved revision hereof, for the benefit of the purchasers of Individual units within the development, their invitees, lessees and other parties claiming by, through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public.

unimproved ( )
This is improved (X) property, known as 66 Richmeade Place, 401 Bowling Ave. Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Prudence Polk McGowan, a widow *her heirs and assigns, forever.*

And we *do covenant with the said* Prudence Polk McGowan *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,* except as noted above.

And R. David Ludwick and wife Rebecca O. Ludwick, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Prudence Polk McGowan *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* June, *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.*

R. David Ludwick

Rebecca O. Ludwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* R. David Ludwick and wife Rebecca O. Ludwick

*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* 15th *day of* June, *19* 78.

Jer. Crawford
Notary Public.

V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE

Commission Expires My Commission Expires August 15, 1979

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the bargainor, *with whom I am personally acquainted, and who acknowledged that* *executed the within instrument for the purposes therein contained.*

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

Notary Public.

Commission Expires .

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 .

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.
JUN 15 2 01 PM '78
IDENTIFICATION REFERENCE
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