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

BOOK 5307 PAGE 845

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Irwin Ross and wife, Ellen N. Ross Richmeade Place 401 Bowling Avenue Nashville, Tennessee 37205	First Federal Savings & Loan Assn. 236 4th Avenue Nashville, Tennessee 37219	

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 Irwin Ross and wife, Ellen N. Ross, _____, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 57 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.

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 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 Irwin Ross and wife, Ellen N. Ross, their _____ heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 83,900.00.

Irwin Ross
Affiant

Sworn to and subscribed before me this 2nd day of July 1978.

COMMISSION EXPIRES: 10-18-81 NOTARY PUBLIC: Bobbie L. Murphy

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 Grantees, 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 Irwin Ross and wife, Ellen N. Ross, their heirs and assigns, against the lawful claims of all persons.

Executed this 3rd day of July, 1978.

SHERIDAN CONSTRUCTION COMPANY

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

Irwin Ross

Irwin Ross

Ellen N. Ross

Ellen N. Ross
GRANTEE(S)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Louise S. Clemmons 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 3 day of July, 1978.

COMMISSION EXPIRES: Feb 4-1979 NOTARY PUBLIC: Louise S Clemmons

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Bobbie M. Murphy, a Notary Public in and for said County and State, Irwin Ross and wife, Ellen N. Ross, 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 2nd day of July, 1978.

COMMISSION EXPIRES: 10-18-81 NOTARY PUBLIC: Bobbie N. Murphy

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IDENTIF. REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-6-78	CONV	83,900.00			
JUL-6-78	S'TAX		B*	218.14	
JUL-6-78	PR'FEE		B*	.50	
JUL-6-78	W'DEED		B*	6.00	* 224.64