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

WHEN RECORDED RETURN TO, AND MAIL FUTURE TAX STATEMENTS TO:
THIRD NATIONAL MORTGAGE CO., P.O. BOX 2628, Nashville, Tn. 37219

WARRANTY DEED

BOOK 5319 PAGE 269

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

John L. Duncan and wife, Patricia C. Duncan
56 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

Third National Bank
201 4th Avenue North
Nashville, Tennessee 37219

7DA7400(indiv. units to be assig)

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 John L. Duncan and wife, Patricia C. Duncan, , Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 59 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 56 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 John L. Duncan and wife, Patricia C. Duncan, 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 .

Affiant

Sworn to and subscribed before me this 31st day of July, 1978.

COMMISSION EXPIRES: 1-30-79 NOTARY PUBLIC: Janice Hudgins

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 John L. Duncan and wife, Patricia C. Duncan, their heirs and assigns, against the lawful claims of all persons.

Executed this 31st day of July, 1978.

SHERIDAN CONSTRUCTION COMPANY

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

John L. Duncan

Patricia C. Duncan
GRANTEE(S)

E80245

IDENTIF. REFERENCE

AUG 2 9 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Annie D 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 31st day of July, 1978.

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, John L. Duncan and wife, Patricia C. Duncan, the within-named bargainor(s), 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 Nashville, Tennessee, this 31st day of July, 1978.

COMMISSION EXPIRES: 1-30-79 NOTARY PUBLIC: Janice Thielman

AUG-2	CONV	83,900.00			
AUG-2 S'TAX			B*	218.14	
AUG-2 PW'FEE			B*	.50	
AUG-2	W'DEED		B*	6.00	* 224.64