BOOK 5368 PAGE 39

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bascom S.Cooksey, Jr. (NAME)	Fidelity Federal S&L Assn. (NAME)	104-13-A 56
(STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert N. Sadler and wife, Ellen Russell Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bascom S. Cooksey, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

It is understood and agreed between the parties hereto that Grantee will assume the indebtedness secured by a deed of trust of record in Book 5286, page 438, Register's Office for Davidson County, Tennessee, payable to Fidelity Federal Savings & Loan Association.

Ellen Russell Sadler joins in this deed for the purpose of conveying whatever marital rights she may have as the spouse of Robert N. Sadler.

unimproved ( ) This is improved (X) property, known as Unit 56, 49 Richmeade Place, 401 Bowling Avenue, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of November, 1978

Robert N. Sadler

Ellen Russell Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Anne Raby, a Notary Public in and for said County and State, the within named Robert N. Sadler and wife, Ellen Russell Sadler, 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 27th day of November, 1978

Commission Expires: 10-18-81

Mary Anne Raby
Notary Public

MARY ANNE RABY * NOTARY PUBLIC * DAVIDSON * TENN.

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Robert N. Sadler and wife,
Ellen Russell Sadler
TO
Bascom S. Cooksey, Jr., an
unmarried person

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 97,000.00

Bascom S. Cooksey, Jr.

Subscribed and sworn to before me this 27th day of November, 1978

My Commission Expires: 10-18-81

Mary Anne Raby
Notary Public

MARY ANNE RABY * NOTARY PUBLIC * DAVIDSON * TENN.

EXHIBIT A

Building Site No. 56 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 appertaining to said membership.

Being the same property conveyed to Robert N. Sadler, a single man, by deed from Sheridan Construction Company, of record in Book 5286, page 435, said Register's Office.

This conveyance is made and accepted by the Grantee herein subject to the terms of that Declaration of Covenants, Conditions, and Restrictions, of record in Book 4941, page 637, said Register's Office, the By-Laws of Richmeade Place Home Owners Association, Inc., of record in Book 4941, page 689, said Register's Office, and the Charter and Articles of Incorporation of Richmeade Place Home Owners Association, Inc., of record in Book 4942, page 633, said Register's Office. By First Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5019, page 946, the provisions of said above enumerated instruments were extended to include additional annexed land described therein. By an instrument of record in Book 5036, page 340, said Register's Office, the aforesaid By-Laws were also amended as set forth therein. By instrument of record in Book 5036, page 338, said Register's Office, the aforesaid Declaration of Covenants, Conditions and Restrictions was amended as set forth therein. By a Second Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5094, page 473, said Register's Office, all of the above mentioned instruments were extended to embrace additional annexed land described therein. By an instrument of record in Book 5213, page 945, the By-Laws of Richmeade Place Home Owners Association, Inc., recorded in Book 4941, page 689, were amended as therein set forth. By a Third Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5238, page 385, said Register's Office, all of the above mentioned instruments were extended to embrace additional annexed land, of which the property conveyed hereby is a part.

F 02020

IDENTIF. REFERENCE

Nov 27 4 05 PM '78

FELIX E. MILLSOUP, II REGISTER
DAVIDSON COUNTY, TENN.

NOV27'78	CONV	97,000.00		
NOV27'78	S'TAX		B* 252.20	
NOV27'78	PR'FEE		B* .50	
NOV27'78	W'DEED		B* 6.00	* 258.70