3702 07/03 P48.30- CHECK

BOOK 5459 PAGE 643

THIS INSTRUMENT WAS PREPARED BY
GAIL P. FIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frank A. Godchaux, III	Same	104-13A
(NAME) #16, 401 Bowling Avenue	(NAME)	#16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	7DA-71717
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

PHILIP S. ARMSTRONG, JR. and wife, CHARLIENE ARMSTRONG

have this day bargained and sold, and do hereby transfer and convey unto the said

FRANK A. GODCHAUX, III
his *(successors), heirs and assigns,*

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

Building Site No. 16 on the Plan of Richmeade Place, Section I, as of record in Book 4860, page 44, 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 the same property conveyed to Philip S. Armstrong, Jr. by deed from Union Bank, a California Banking Corporation, of record in Book 4960, page 922, said Register's Office.

This conveyance is subject to Declaration of Covenants, conditions and restrictions of record in Book 4941, page 637, said Register's Office, amended in Book 5019, page 946; Book 5036, page 338; Book 5039, page 256; Book 5094, page 473; and Book 5213, page 945, said Register's Office. Said covenants, conditions and restrictions contain a lien for initial, annual and special assessments for improvement, operation and maintenance of the common area.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $93,000.00

Subscribed and sworn to before me, this the 27th day of June, 19 79

Affiant Agnes K Godchaux

My commission expires: 5/11/80 (Affix Seal)

Notary Public

This is unimproved (improved) property, known as #16, 401 Bowling Avenue, Nashville, Tennessee
(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

FRANK A. GODCHAUX, III
his *(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 1979 taxes; plan of record in Bk. 4860, p. 44 and as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* FRANK A. GODCHAUX, III
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 2nd *day of* July, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Philip S. Armstrong, Jr.

Charliene Armstrong

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Philip S. Armstrong, Jr. and wife, Charliene Armstrong

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 3rd *day of* July, *19* 79

Commission expires 12/3/81 *Notary Public*

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 .....

WARRANTY DEED

FROM

Philip S. Armstrong, Jr. et ux

TO

Frank A. Godchaux, III

F. 38068

IDENTIF. REFERENCE

Jul 3 1 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5459 PAGE 645

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			93000.00- CO	
			241.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 248.30-	
3902	A07/03/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 380688

IDENTIF. T REFERENCE

JUL 3 1 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694704