Prepared By. Samuel K. Crocker (Attorney at Law
11th Floor First American Center
Nash. Tenn. 37238

WARRANTY DEED

Mail

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

Kenneth S. Innis
86, 401 Bowling Ave.
Nashville, Tennessee 37205

Same

104-13-160
7DA 07400

BOOK 5498 PAGE 556

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 Kenneth S. Innis, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 78 on the Plan of Richmeade Place, Section V, as shown on a Plat of record in Book 5210, Page 141, 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, and Fourth Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 5408, Page 210, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 86, 401 Bowling Ave, Nashville, Tn. 37205.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Kenneth S. Innis his heirs and assigns forever.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 95,500.00.

Kenneth S. Innis
Affiant

Sworn to and subscribed before me this 13th day of September, 1979.

NOTARY PUBLIC

My Commission Expires: 9-21-82

SEP 14 10 05 AM '79
FELIX Z. ANSON - REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F. 5 1 8 9 3

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 19 79, which have been prorated and will be paid by Grantee, 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 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; Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5408, Page 210, 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 141, 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 Kenneth S. Innis his heirs and assigns, against the lawful claims of all persons.

Executed this 13th day of September, 1979.

SHERIDAN CONSTRUCTION COMPANY

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

Kenneth S. Innis

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 5498 PAGE 558

Before me, Jeanne K. Atkinson, 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 13th day of September, 1979.

Jeanne K. Atkinson
NOTARY PUBLIC

JEANNE K. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 17, 1983

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, _____,
a Notary Public in and for said County and State, _____
_____, 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 _____ day of _____, 19___.

_____
NOTARY PUBLIC

My Commission Expires: _____

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

BOOK 5498 PAGE 559

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 95000.00- CO | |
| | | | 248.30 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 MDEED | |
| | | | CHECK | 257.80- |
| 1437A09/14/79 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F. 51893

IDENTIF. REFERENCE

SEP 14 10 05 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 711731