Prepared by
Samuel K. Crocker, Atty.
11th Floor, 1ST Am'ctn.
Nash. Tn. 37238

WARRANTY DEED

BOOK 5706 PAGE 355

7803

02/02 308 PD-CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS:
George W. Layman, Trustee
401 Bowling Ave. No. 87
Nashville, Tn. 37215

SEND TAX BILLS TO:
Fidelity Federal
Savings & Loan Assoc.
401 Union Street
Nashville, TN 37219

MAP/PARCEL NOS.
104-13B-79

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 George W. Layman, Trustee, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 79 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 401 Bowling Avenue, No. 87, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said George W. Layman, trustee, his heirs and assigns forever.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

George W. Layman, Trustee
Affiant

Sworn to and subscribed before me this 2nd day of February, 1983.
1981

Notary Public

My Commission Expires: July 21, 1983

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 1981, 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 George W. Layman, trustee his heirs and assigns, against the lawful claims of all persons.

Executed this 2nd day of Feb., 1981.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan

Gerald E. Sheridan, President
GRANTOR

George W. Layman, Trustee

BOOK 5706 PAGE 357

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Robert N. Waldschmidt 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 2nd day of February, 1981.

Robert N. Waldschmidt
NOTARY PUBLIC

My Commission Expires: 9-21-82

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: _____

RUSH

IDENTIF. REFERENCE

FEB 2 3 36 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G.2.7.6.3

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

B. 5706 PAGE 358

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 115000.00- CO | |
| | | | 299.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDELD | |
| | | | CHECK 308.50- | |
| 7803A02/02/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.7.7.6 3

IDENTIF. REFERENCE

T

FEB 2 3 36 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 804775