THIS INSTRUMENT PREPARED BY
ROBERT L. BROWN, ATTORNEY
GEORGIA AVE DOME BUILDING
CHATTANOOGA, TN 37402

WARRANTY DEED

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

MARY ELLEN BROWN
401 Bowling Avenue # 97
Nashville, Tennessee 37215

SAME

104-13B-89

BOOK 5976 PAGE 624

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 Mary Ellen Brown, Grantee(s), her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No. 89 on the Plan of Richmeade Place, Section VI as shown on Plat of record in Book 5210, Page 357, Register's Office for Davidson County, Tennessee, reference to which Plan 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; Third Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Book 5238, Page 385; Fourth Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 5408, Page 210; and Fifth Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 5733, Page 628, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 97, Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Mary Ellen Brown, her heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

Mary Ellen Brown
Affiant

Sworn to and subscribed before me this 6th day of December, 1982.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission Expires: 11-17-84

OFFICIAL RECEIPT

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 82, 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 record in Book 5094, Page 473, Register's Office for Davidson County, Tennessee; Second Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5094, Page 473; 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; Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5733, Page 628; and owner's certificate, easement for roadways and utilities, all as shown on a Plat of record in Book 5210, Page 357, 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 Mary Ellen Brown, her _____ heirs and assigns, against the lawful claims of all persons.

Executed this 1st day of December, 19 82.

SHERIDAN CONSTRUCTION COMPANY

BY: Gerald E. Sheridan

Gerald E. Sheridan, President
GRANTOR

_____

_____
GRANTEE(S)

12/13 321.50- CHECK

5064

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5976 PAGE 626

Before me, the undersigned, 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 1st day of December, 1982.

Joanne K. Atkisson
NOTARY PUBLIC

My Commission Expires: July 12, 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: _____

H 2 T 2 5 6

IDENTIF. REFERENCE

DEC 13 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5976 PAGE 627

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 2 5 6

IDENTIF. REFERENCE

DEC 13 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915357