FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 19 83

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

return to WACT, MYER & JAMES 158 Madison Ave MEMPHIS, TN 38103

BOOK 6085 PAGE 48

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM E. RICHARDSON, et ux (NAME) | Leader Federal (NAME) | 117 11 B 117 |
| H-5, 3600 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER) | 158 MADISON Ave (STREET ADDRESS) | 7DA 90232 |
| Nashville, Tenn.37215 (CITY) (STATE) (P. O. ZIP) | MEMPHIS TN 38103 (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, LYTLE BROWN, III and wife, BETTY BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. RICHARDSON and wife, DEBORAH GASKILL RICHARDSON,

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:

A CERTAIN Condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT NO. H-5, Parcel No. 117, in a Horizontal Property Regime, which is located on the Plat of The Villager East, of record in Book 5200, page 235, Register's Office for said County, to which reference is here made.

BEING the same property conveyed to Lytle Brown, III and wife, Betty Brown, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5678, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager East Condominiums, as of record in Book 5457, page 298, and the By-Laws appended thereto, of record in Book 5457, page 338, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as Unit H-5, 3600 Hillsboro Road, Nashville, Tenn. 37215
(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 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 JUNE, 19 83

LYTLE BROWN, III

BETTY BROWN

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED BOOK 6085 PAGE 49

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LYTLE BROWN, III and wife, BETTY BROWN,

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 JUNE, 19 83

Commission expires 10/13/86

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

# WARRANTY DEED

FROM
LYTLE BROWN, III, et ux

TO
WILLIAM E. RICHARDSON, et ux

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

7991 06/30 90.20- CHECK

H 5.7 0.7.6

IDENTIF. REFERENCE

JUN 30 8 38 AM '83

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6085 PAGE 50

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

32250.00- CO
83.72 CO TX.
.50 PRFEE
6.00 WDEED
CHECK 30.22-
7991A06/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 0 7 6

IDENTIF. REFERENCE

JUN 30 8 36 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 959827