30444

BOOK 6404 PAGE 908

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $154,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 1984.

Notary Public

My Commission expires: 7-31-85

This Instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

156944

IDENTIFICATION REFERENCE

Oct 18 3 55 PM 1984

DAVIDSON COUNTY, TN

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Rand T. Frederiksen 95 Richmeade Place 401 Bowling Avenue Nashville, TN 37205	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	104-130-0-B 087 7DA 71894

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration the Grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 6130, page 993, Register's Office for Davidson County, Tennessee, in the original principal amount of $98,500.00, payable to Metropolitan Federal Savings and Loan Association, We, **WILLIAM E. MARTIN, AND WIFE, JEAN C. NELSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RAND T. FREDERIKSEN, UNMARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 87 (Unit 95) on the site Plan of Richmeade Place, Section VI, as of record in Book 5210, page 357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Martin and wife, Jean C. Nelson, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5874, page 189, said Register's Office.

The above described proeprty is conveyed subject to the following:

1. Lien for 1984 taxes which have been prorated and assumed by Grantee.

2. Deed of trust assumed hereunder executed by William E. Martin and wife, Jean C. Nelson, of record in Book 6130, page 993, said Register's Office.

3. The owner's certificate, easements and setback lines as shown on plan of record in Book 5210, page 357, Register's Office for Davidson County, Tennessee; and Declaration of Covenants, Conditions and Restrictions, as set forth in instrument of record in Book 4941, page 637, and amended in Book 5036, page 338, said Register's Office, as made applicable to Section 6 by the 5th Supplemental Declaration of record in Book 5733, page 628, said Register's Office; the By-Laws of Richmeade Place Home Owner's Association, Inc., of record in Book 4941, page 689, et seq., as amended in Book 5036, page 340, and further amended in Book 5213, page 945, said Register's Office; the Charter and Articles of Incorporation of Richmeade Place Home Owner's Association, Inc., of record in Book 4941, page 685, and in Book 4942, page 633, said Register's Office; and the dedication of common areas to Richmeade Place Homeowners Association of record in Book 5778, page 448, said Register's Office.

This is improved property, known as Unit 95, Richmeade Place
(House Number) (Street)

401 Bowling Avenue Nashville, TN 37205
(P. O. Box) (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 Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 hands this 16th day of October, 1984.

William E. Martin

Jean C. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Martin and wife, Jean C. Nelson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 1984.

Notary Public

My Commission Expires: April 19, 1987

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6404 PAGE 910

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

154500.00- CAMT.
401.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 408.20-
9178A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15694

IDENTIF. REFERENCE

Oct 16 3 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0077467