This Instrument Prepared By:
Richard Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Send Tax Bills To:
Ronald R. Peterson, et ux
401 Bowling Avenue #65
Nashville, TN 37205

Map-Parcel Numbers
104-13-A
38 PW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00 .

Ronald R. Peterson
Affiant

Subscribed and sworn to before me this 28th day of September, 1987.

My commission expires: 5/13/90

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and no/100 Dollars ($150,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Geraldine D. Sumner, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said Ronald R. Peterson and wife, Kathie S. Peterson, hereinafter referred to as Grantees, their heirs and assigns, that property in Davidson County, State of Tennessee, described as follows, to-wit:

Building Site No. 38 on the Plan of Richmeade Place, Section II, as shown on a Plat of record in Book 4955, page 4, 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 the same property conveyed to Geraldine D. Sumner, a widow by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5047, page 888, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted by the Grantees herein subject to the Declaration of Covenants, conditions, restrictions, easements and other provisions all as set out and recorded in the following: Book 4941, page 637, and as amended in Book 5036, page 338; Book 5019, page 946; Book 4942, page 633; Book 4955, page 4; and Book 5039, page 256,

all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Bowling Avenue #65, Nashville, TN 37205.

Possession of the above described property will be given to the Grantees on or before October 1, 1987.

Grantees shall bear all costs of transfer with the Condominium Association and be responsible for all monthly maintenance fees commencing October 1, 1987 and accruing thereafter.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

I, the Grantor, do covenant with the said Grantees that I am lawfully seized and possessed of the above described property in fee simple, and have a good right to convey same and that the same is unencumbered, except taxes for the year 1987 which are prorated as of October 1, 1987 and assumed by the Grantees, and as set out above.

I, the Grantor, do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the above described property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of September, 1987.

Ronald R. Peterson

Ronald R. Peterson

Geraldine D. Sumner

GERALDINE D. SUMNER

Kathie S. Peterson

Kathie S. Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Geraldine D. Sumner, a single person, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 28th day of September, 1987.

My Commission Expires: 9/22/89

Notary Public

70253
IDENTIFICATION REFERENCE
OCT 1 8 31 AM '87
DAVIDSON COUNTY, TN
RECORDED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7367 PAGE 856

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

150000.00- CANT.
420.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 429.50-
8359A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70253

IDENTIFICATION REFERENCE

OCT 1 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21902