THIS INSTRUMENT WAS PREPARED BY:
Colman B. Hoffman, Esq.
LEWIS, KING, KRIEG & WALDROP, P.C.
424 Church Street, P. O. Box 198615
Nashville, Tennessee 37219

Mail

6803.1

IDENTIFICATION REFERENCE

Nov 25 | 37 PM '92

DAVIDSON COUNTY, TN.

# WARRANTY DEED

FROM: Irwin Ross and wife, Ellen N. Ross
TO: Christine C. Moore

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Christine C. Moore | Christine C. Moore | Map 104-13-A |
| 50 Richmeade Place | 50 Richmead Place | Parcel 57 |
| 401 Bowling Avenue | 401 Bowling Avenue | |
| Nashville, TN 37205 | Nashville, TN 37205 | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, IRWIN ROSS, and wife ELLEN B. ROSS, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto CHRISTINE C. MOORE, a single person, hereinafter called the GRANTEE, her heirs and assigns, a certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Building Site No. 57 on the Plan of Richmeade Place, Section IV, as shown on a Plat of record in Book 5210, Page 16, 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 Irwin Ross and wife, Ellen N. Ross by Deed from Sheridan Construction Company, a Tennessee Corporation, of record in Book 5307, Page 845, 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, all in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 50 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said CHRISTINE C. MOORE, her heirs and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Irwin Ross
AFFIANT

Subscribed and sworn to before me this the 25th day of November 1992.

Karen Dillon Roach
Notary Public

My Commission Expires: 3/28/95

NOTARY PUBLIC AT LARGE STATE OF TENN.

Grantors covenant 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 1992, which have been prorated and will be paid by Grantees, 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 5019, Page 946, and rerecorded in Book 5039, Page 256, Register's Office for Davidson County, Tennessee, Second 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, and owner's certificate, easement for roadways and utilities, all as shown on a Plat of record in Book 5210, Page 16, 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 Christine C. Moore, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this 25 day of November, 1992.

Christine C. Moore
CHRISTINE C. MOOORE, Grantee

Irwin Ross
IRWIN ROSS, Grantor

Ellen N. Ross
ELLEN N. ROSS, Grantor

0921 11/25 0101 03CHECK 486.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named IRWIN ROSS and ELLEN N. ROSS, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal, this the 25th, day of November, 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHRISTINE C. MOORE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal, this the 25th, day of November, 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

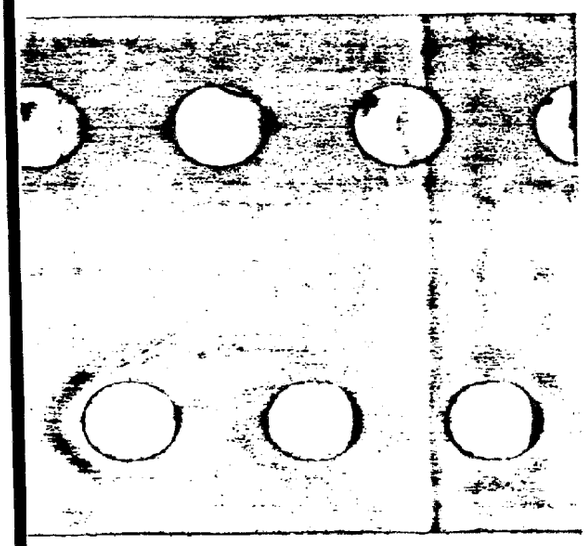
The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

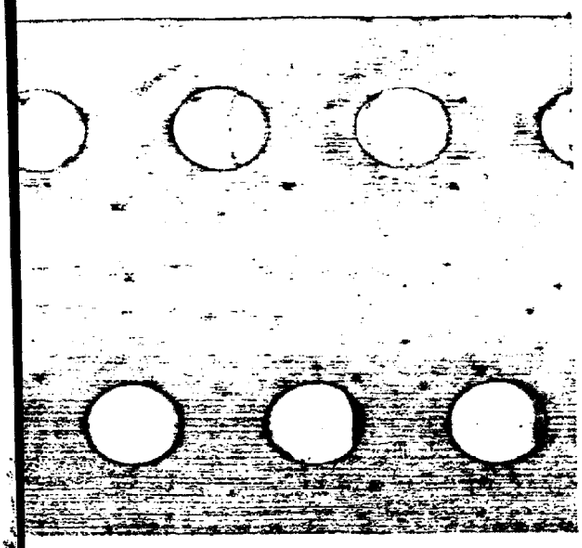
AFFIANT

Subscribed and sworn to before me this the 25th day of November, 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95





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

RECEIVED OF _____

FOR _____

BOOK 8796 PAGE 557

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

CAMT 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/25/92 01 13:35 0001 0921

6803.1.

IDENTIFICATION REFERENCE

Nov 25 1 37 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 594640