**THIS INSTRUMENT WAS PREPARED BY**
**WILLIAMS, SMITH & DOZIER, P.C.**
**Post Office Box 190632**
**Nashville, Tennessee 37219-0632**

BOOK 8964 PAGE 13

# WARRANTY DEED

| ADDRESS NEW OWNER(S): | PARTY RESPONSIBLE FOR TAXES: | MAP & PARCEL # |
|---|---|---|
| VICKI PONDER | Same | Map # 104.13A |
| 401 BOWLING AVENUE, #15<br>NASHVILLE, TENNESSEE 37205 | | Parcel # 15CO |

**FOR AND IN CONSIDERATION**, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CLYDE K. MOON and HAZEL S. MOON, HUSBAND AND WIFE** (herein "Grantor"), do hereby transfer and convey unto **VICKI PONDER, UNMARRIED** (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows: hereinafter referred to as Grantee.

Building Site No.: 15 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, 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 appertaining to said membership.

Being the same property conveyed to Clyde K. Moon and wife, Hazel S. Moon, of record in Book 4953, Page 66, Register's Office for Davidson County, Tennessee.

This land is improved property known as **401 BOWLING AVENUE, #15, NASHVILLE, TENNESSEE 37205**.

**TO HAVE AND TO HOLD** said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

3672 05/28 0101 03CHECK 490.00

1. Real property taxes for 1993 which are prorated to the date of closing and assumed by the Grantee.

2. Restrictive Covenants of record in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.

3. Common Area Deeds of record in Book 4947, Page 348, Register's Office for Davidson County, Tennessee.

4. Easement for Sewers of record in Minute Book 34, Page 455, Circuit Court for Davidson County, Tennessee.

5. Grantors reserve the right of possession until June 16, 1993.

Except as set forth above, the undersigned Grantor does further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**IN WITNESS WHEREOF** the undersigned have executed this instrument this 28th day of May, 1993

2468

IDENTIFICATION REFERENCE

MAY 28 4 00 PM '93

WILLIAM R. BURL, REGISTER
DAVIDSON COUNTY, TN

Clyde K Moon
**CLYDE K. MOON**

Hazel S Moon
**HAZEL S. MOON**

**INDIVIDUAL**

BOOK 8964 PAGE 14

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CLYDE K. MOON and HAZEL S. MOON, HUSBAND AND WIFE** , the within named 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, at office, this **28th** day of **May, 1993**.

Notary Public
My Commission Expires: 1/22/95

## AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 130,000.00** .

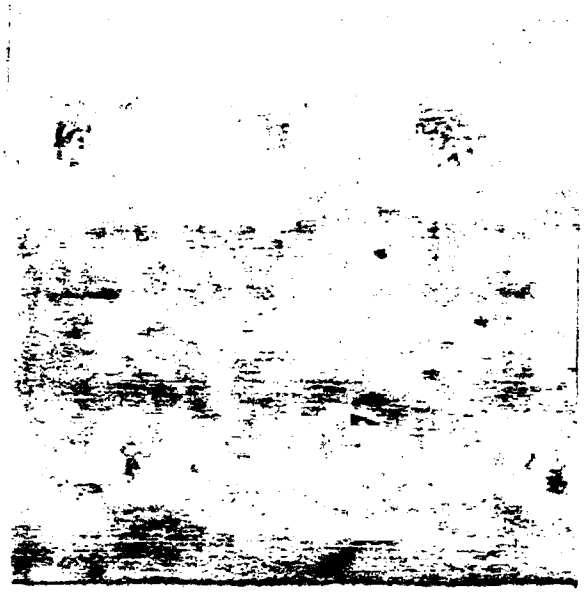
Vicki Ponder
**Vicki Ponder**

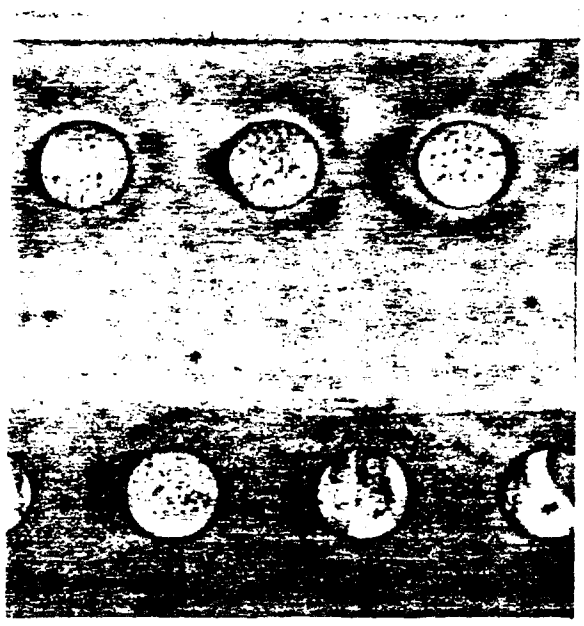
Sworn to and subscribed before me this **28th** day of **May**, **1993**.

NOTARY PUBLIC
My Commission Expires: 1/22/95

WD-W&S.DOC
File No. 1351

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 8964 PAGE 15

| | | |
|---|---|---|
| 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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

05/28/93 01 16:01 0001 8672

24689

IDENTIFICATION REFERENCE

MAY 28 4 00 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 656632