BOOK 10204 PG 813

| | |
|---|---|
| Box 44<br><br>**THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $169,000.00<br>Linda L. Elder<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 25th day of September, 1996.<br>Notary Public<br><br>My Commission Expires: 11/27/99 |

**Address New Owners As Follows:** Linda L. Elder, 401 Bowling Ave. # 87, Nashville, TN 37205

**Send Tax Bills To:** Leader Federal Bank for Savings, P.O. Box 2926, Memphis, TN 38101-2926

**Map-Parcel Number:** 104-13-B-79 CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNE S. ROY, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDA L. ELDER, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 79 on the Plan of Richmeade Place, Section V, as shown on a plat of record in Book 5210, page 141, 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 Owner's Association, Inc., a not-for-profit corporation in the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to June S. Roy by deed from George W. Layman and wife, Patricia W. Layman of record in Book 7132, page 605, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and paid by Grantor.

2. Matters shown on the Plan of record in Book 5210, page 141, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, as amended in Book 5019, page 946; Book 5036, page 338; Book 5039, page 256; Book 5094, page 473; Book 5213, page 945; Book 5238, page 385 and Book 5408, page 210, Register's Office for said County.

This is improved property known as 401 Bowling Avenue, #87, Nashville, Tennessee 37205.

**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, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 24th day of September, 1996.

June S. Roy

June S. Roy

STATE OF FLORIDA)
COUNTY OF SARASOTA )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE S. ROY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 24th day of September, 1996.

Ellen K. Vail

Notary Public

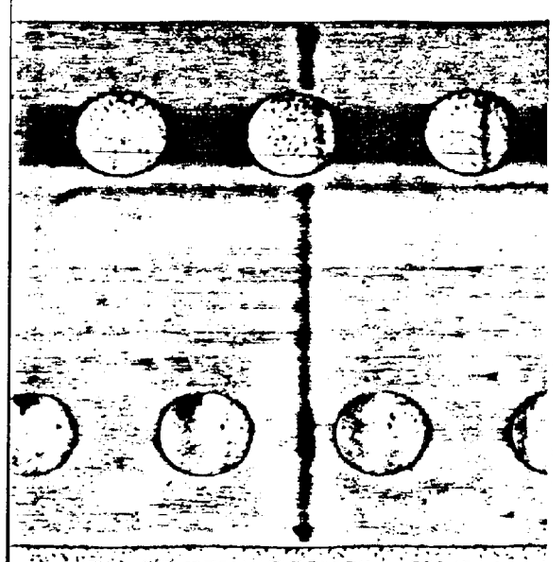
My Commission Expires: May 10, 1998

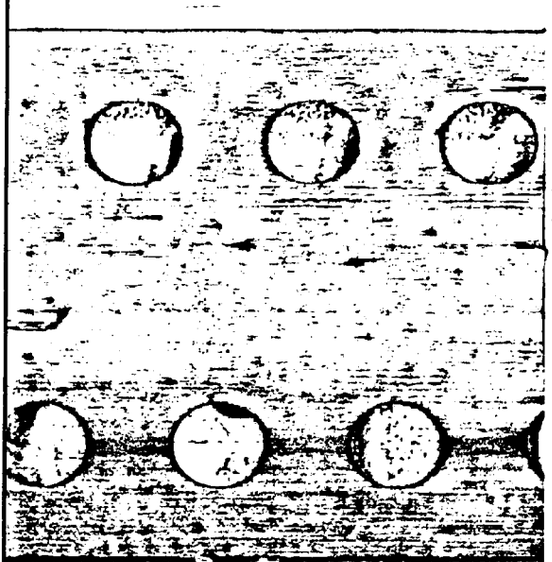
ELLEN K. VAIL
MY COMMISSION # CC 445047
EXPIRES: May 10, 1998
Bonded Thru Notary Public Underwriters

0229841
IDENTIF. # REFERENCE

96 SEP 26 PM 4:15

3370 09/26 0101 03CHECK 634.30





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10204 PG 815

| | | |
|---|---|---|
| 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 | |
| | | | | 169000.00 |
| | | | CON TX | 625.30 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 634.30 |
| | | | CHECK | 634.30 |
| 09/26/96 | 01 | 16:18 | 0001 | 3370 |

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

0229841
IDENTIF. ↑ REFERENCE

96 SEP 26 PM 4:15

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1035770