Bk 37
LC

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Sheliah Beth Wall<br>401 Bowling Avenue, No. 87<br>Nashville, TN 37205 | 104-13-0-B-079.00 CO | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

Instr:200008150080952 Page: 1 OF 3
REC'D FOR REC 08/15/2000 3:34:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $868.40

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Linda L. Elder, unmarried, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Sheliah Beth Wall, unmarried, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Register's Office for Davidson County, Tennessee, as amended in Book 5036, page 338, said Register's Office. Charter and Articles of Incorporation of Richmeade Place Homeowners' Association, Inc. appended thereto at page 685, The By-Laws of Richmeade Place Homeowners' Association, Inc. of record in Book 4941, page 689, as amended in Book 5036, page 340 and Book 5213, page 945, said Register's Office. The Charter and Articles of Incorporation of Richmeade Place Homeowners' Association, Inc. of record in Book 4942, page 622, said Register's Office.

3. First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5019, page 946, as amended in Book 5036, page 340, Register's Office for Davidson County, Tennessee.

4. First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5039, page 256, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Susan Brown
Affiant

Subscribed and sworn to before me this 15 day of August, 2000.

Notary Public
My Commission Expires: 8-17-03

NOTARY PUBLIC AT LARGE STATE OF TN

0659855.01
999088-004 08/07/2000

5. Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5034, page 473, Register's Office for Davidson County, Tennessee.

6. Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5238, page 385, Register's Office for Davidson County, Tennessee.

7. Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5408, page 210, Register's Office for Davidson County, Tennessee.

8. All matters shown on Plan of Richmeade Place, Section V of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee.

This is improved property located at 401 Bowling Avenue, Richmeade Place Condominiums, No. 87, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15 day of August, 2000.

Linda L. Elder
LINDA L. ELDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Paige Thomas, Notary Public, Linda L. Elder, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 2000.

Robert Paige Thomas
Notary Public
My Commission Expires: 9-

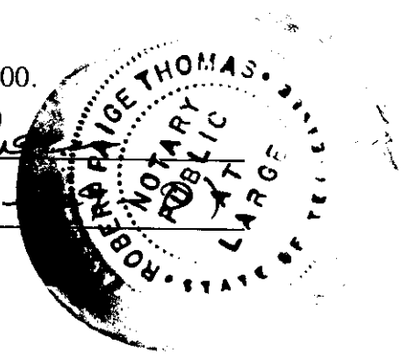


EXHIBIT A

Land in Davidson County, Tennessee, being Building Site No. 79 on the Plan of Richmeade Place, Section V, as 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 Linda L. Elder by deed of record in Book 10204, page 813, Register's Office for Davidson County, Tennessee.