This instrument prepared by:
[illegible] Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4954 PAGE 464

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: James F. Hughes and wife, Cheryl C. Hughes
20 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO: Lomas & Nettleton
P. O. Box 964
Virginia Beach, Virginia 23451

MAP/PARCEL NOS. 104-13-160

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Union Bank, a California banking corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said James F. Hughes and wife, Cheryl C. Hughes, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 29 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 appurtaining to said membership.

BEING part of the same property conveyed to Union Bank by Deed from International Townhomes Development Corporation, of record in Book 4904, Page 324, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions, and Restrictions filed by Union Bank, as recorded in Book 4941, Page 637, Register's Office for Davidson County, Tennessee.

This is improved property known as 20 Richmeade Place, 401 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said James F. Hughes and wife, Cheryl C. Hughes, their heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,315.00, Subscribed and sworn to before me, this the ____ day of September, 1975.

J. F. Hughes
Affiant

COMMISSION EXPIRES: 11-8-75 NOTARY PUBLIC: [signature]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Grantor covenants 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 for 1975, which have been prorated and will be paid by Grantor, and except as set out above, a Declaration of Covenants, Conditions, and Restrictions as of record in Book 4941, Page 637, Register's Office for Davidson County, Tennessee, and owners certificate, easement for roadways and utilities, all as shown on a Plat of record in Book 4860, Page 44, 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 James F. Hughes and wife, Cheryl C. Hughes, their heirs and assigns, against the lawful claims of all persons.

Executed, this 8th day of SEPTEMBER, 1975.

UNION BANK

By: Robert M Granum II
Robert M. Granum, II

GRANTOR

James F. Hughes

Cheryl C. Hughes

GRANTEE(S)

D17116

IDENTIFICATION REFERENCE

SEP 25 9 53 AM '75

FEE $ ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF CALIFORNIA )
COUNTY OF SAN FRANCISCO

Before me, Genevieve A. Pereira, a Notary Public in and for the State and County aforesaid, personally appeared Robert M. Granum, II, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of Union Bank, the within-named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Vice-President.

Witness my hand and official seal at office in San Francisco, California this 8th day of September, 1975.

COMMISSION EXPIRES: NOTARY PUBLIC: Genevieve A Pereira

GENEVIEVE A. PEREIRA
NOTARY PUBLIC-CALIFORNIA
CITY AND COUNTY OF
SAN FRANCISCO
My Commission Expires July 28, 1978

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Hughes and wife, Cheryl C. Hughes, the within-named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 1975.

COMMISSION EXPIRES: 11-8-75 NOTARY PUBLIC: [signature]

[seal: ... PUBLIC ... STATE OF TENNESSEE]

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|---|---|---|---|---|---|---|
| SEP 25 75 | CONV | 54,315.00 | | | | |
| SEP 25 75 | S'TAX | | A* | 141.18 | | |
| SEP 25 75 | PR'FEE | | A* | .50 | | |
| SEP 25 75 | W'DEED | | A* | 6.00 | * | 147.68 |