This instrument prepared by:
Schulman, McCarley, Hollins and Edde
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4957 PAGE 591

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.

7DA-7385

Sheridan Construction Company — Same
2002 Richard Jones Road
Nashville, Tennessee 37215

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, 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 Sheridan Construction Company, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Legal Description attached as Exhibit "A"

Union Bank does hereby declare Sheridan Construction Company to be Declarant for the purposes of this property herein conveyed as stated in the Declaration of Covenants, Conditions, and Restrictions of record in Book 4941, page 637, Register's Office for Davidson County, Tennessee, and said Sheridan Construction Company shall be subject to all of the rights and duties of said Declaration. Union Bank shall still be the Declarant in regards to the property shown on Plat of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 401 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title, and interest belonging to said Sheridan Construction Company, its successors and assigns forever. It 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 30th day of September, 1975.

Affiant

My Commission Expires: April 26, 1978

Notary Public

unencumbered except as follows: taxes for 1975, which have been prorated and assumed by Grantee, and an easement for ingress and egress and for utilities as shown on the Plat of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee.

It further covenants and binds itself, its successors and representatives to warrant and forever defend the title to said real estate to said Sheridan Construction Company, its successors and assigns, against the lawful claims of all persons.

Witness its hand this 29th day of September, 1975, the corporate party having caused its name to be signed here by its duly authorized officers on said day and date.

UNION BANK

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, L. D. Richards, a Notary Public of 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 Assistant Vice President of the Union Bank, the within named bargainor, a corporation, and that he as such Assistant 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 Assistant Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 1975.

L. D. Richards
Notary Public

Commission Expires:

April 26, 1978

Prepared By: James L. Murphy, Jr. & Company
3710 North Natchez Court
Nashville, Tennessee 37211

BOOK 4957 PAGE 593

LEGAL DESCRIPTION

A 6.33, more or less, acre tract of land lying in the 25th. Councilmanic District of Davidson County, Tennessee, being the land conveyed to Union Bank of California from International Townhomes Development Corporation as of record in Book 4904, Page 324, Register's Office Davidson County, Tennessee, and more specifically described as thus:

Beginning at a point lying on the northerly line of the Whitland Realty Company's Subdivision as of record in Book 1424, Page 43, Register's Office Davidson County, Tennessee; said point further described as lying north 88 degrees 31 minutes 44 seconds west a distance of 325.0 feet from the westerly margin of Bowling Avenue and as being the south west corner of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office Davidson County, Tennessee; thence running with the said northerly line of the Whitland Realty Company Subdivision north 88 degrees 31 minutes 44 seconds west a distance of 14.9 feet to a point; thence south 76 degrees 05 minutes 02 seconds west a distance of 277.30 feet to a point in the easterly right-of-way of Leonard Avenue, said point being the northwest corner of said subdivision; thence with said Leonard Avenue along a curve to the left having a radius of 893.10 feet a distance of 390.76 feet to a point; thence north 37 degrees 23 minutes west a distance of 113.0 feet to a point; thence around a curve to the right having a radius of 24.90 feet a distance of 35.81 feet to a point in the southerly right-of-way of Rolland Road; thence with said right-of-way north 45 degrees 01 minutes 22 seconds east a distance of 37.85 feet to a point; thence around a curve to the right having a radius of 220.86 feet, a distance of 59.83 feet to a point; thence north 60 degrees 32 minutes 39 seconds east a distance of 346.40 feet to a point; thence around a curve to the right having a radius of 199.89 feet a distance of 112.16 feet to a point; thence south 87 degrees 18 minutes 21 seconds east a distance of 138.30 feet to a point; thence around a curve to the right having a radius of 200.09 feet a distance of 152.90 feet to a point; thence south 43 degrees 31 minutes 21 seconds east a distance of 23.09 feet to a point; thence around a curve to the left having a radius of 85.55 feet a distance of 55.74 feet to a point; thence around a curve to the right having a radius of 19.26 feet a distance of 27.16 feet to a point in the westerly right-of-way of Bowling Avenue; thence with said right-of-way south 0 degrees 02 minutes east a distance of 62.48 feet to a point; said point further described as being the northeast corner of the said Richmeade Place,Section I; thence running with the northerly line of the said Richmeade Place, Section I, as follows south 89 degrees 58 minutes west a distance of 130.0 feet to a point; north 76 degrees 12 minutes 46 seconds west a distance of 34.96 feet to a point; thence south 83 degrees

SCHEDULE "A"

12 minutes 27 seconds west a distance of 25.2 feet to a point; thence south 73 degrees 55 minutes 24 seconds west a distance of 42.07 feet to a point; thence south 80 degrees 25 minutes 13 seconds west a distance of 98.8 feet to a point; thence leaving the said northerly line of Richmeade Place and running with the westerly line of the said Richmeade Place as follows: south 9 degrees 34 minutes 47 seconds east a distance of 64.80 feet to a point; thence south 61 degrees 04 minutes 44 seconds west a distance of 57.18 feet to a point; thence north 28 degrees 55 minutes 16 seconds west a distance of 4.50 feet to a point; thence south 61 degrees 04 minutes 44 seconds west a distance of 77.0 feet to a point; thence south 28 degrees 55 minutes 16 seconds east a distance of 48.82 feet to a point; thence south 36 degrees 42 minutes 31 seconds west a distance of 125.27 feet to a point; thence south 53 degrees 17 minutes 29 seconds east a distance of 152.97 feet to a point; thence south 23 degrees 18 minutes 34 seconds east a distance of 100.29 feet to the point of beginning containing 6.33, more or less, acres.

Said property being part of Richmeade Place of record in Book 4675, Page 67, Register's Office for Davidson County, Tennessee, and being part of the property conveyed to Union Bank by deed from International Townhomes Development Corporation of record in Book 4904, Page 324, said Register's Office.

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IDENTIF. REFERENCE

OCT 1 1 02 PM '75

FEE
REGISTER
DAVIDSON COUNTY, TENN.

OCT-1 75 CONV * ~~.00~~ 334,000.00
OCT-1 75 S'TAX A* 868.40
OCT-1 75 PR'FEE A* .50
OCT-1 75 W'DEED A* 8.00 * 876.90