Instrument prepared by:
Farmar, McCurley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4960 PAGE 922

WARRANTY DEED

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

Philip S. Armstrong, Jr.
16 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

Lomas & Nettleton
P. O. Box 964
Virginia Beach, Virginia 23451

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 Philip S. Armstrong, Jr., a single man, _____, Grantee(s), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 16 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 16 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 Philip S. Armstrong, Jr., his _____ heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 53,708.67, Subscribed and sworn to before me, this the 16th day of October, 19 95.

Philip S. Armstrong
Affiant

COMMISSION EXPIRES: 6-8-98 NOTARY PUBLIC: _____

J. FOLEY, JR. NOTARY PUBLIC LAKE COUNTY, TENNESSEE

Title in Grantor

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 Philip S. Armstrong, Jr., his 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

Philip S Armstrong Jr
Philip S. Armstrong, Jr.

GRANTEE(S)

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~~: Genevieve A Pereira NOTARY PUBLIC

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

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____,

a Notary Public in and for said County and State, Philip S. Armstrong, Jr.

_____,

the within-named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1975.

COMMISSION EXPIRES: 11-8-78 NOTARY PUBLIC: _____

D 1 9 7 1 9

T REFERENCE

OCT 14 9 58 AM '75

REGISTER DAVIDSON COUNTY, TENN.

OCT 14 75	CONV	53,708.67			
OCT 14 75	S'TAX		A*	139.62	
OCT 14 75	PB'FEE		A*	.50	
OCT 14 75	W'DEED		A*	6.00	* 146.12