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

WARRANTY DEED BOOK 4920 PAGE 1

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

Madison Smith and wife, Ada Smith
11 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 Madison Smith and his wife, Ada Smith, _____, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 12 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 11 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 Madison Smith and his wife, Ada Smith, their heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,450.00, Subscribed and sworn to before me, this the 6TH. day of NOVEMBER, 1975.

Affiant

COMMISSION EXPIRES: 7/20/76 NOTARY PUBLIC:

PETTY WEISS 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 Madison Smith and his wife, Ada Smith, their heirs and assigns, against the lawful claims of all persons.

Executed, this 10TH day of OCTOBER, 1975.

UNION BANK

By: Robert M Granum
Robert M. Granum, II
Assistant Vice President

GRANTOR

Madison Smith

Ada Smith

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 Assistant Vice-President of 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 such Assistant Vice-President.

Witness my hand and official seal at office in San Francisco, California, this 10th day of October, 1975.

COMMISSION EXPIRES: _____ NOTARY PUBLIC:

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

BOOK 4970 PAGE 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, PETER WEISS,
a Notary Public in and for said County and State, Madison Smith and
his wife, Ada Smith,
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 6TH. day of NOVEMBER 1975.

COMMISSION EXPIRES: 7/20/76 NOTARY PUBLIC Peter Weiss

PETER WEISS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 2 3 8 8 0

IDENTIF. REFERENCE

NOV 11 11 33 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV 11 75	CONV	62,450.00	A*	162.24	
NOV 11 75	S'TAX		A*	.50	
NOV 11 75	PR'FEE		A*	6.00	* 168.74
NOV 11 75	W'DEED				