This instrument prepared by:
[illegible], Williams, Collins and Frida
P. O. Box 3707
Nashville, Tennessee 37219

file in box 4

BOOK 5024 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Sherwood Z. Smith & wife, Joyce J. Smith 2 Richmeade Place 401 Bowling Avenue Nashville, Tennessee 37205	Lomas & Nettleton P. O. Box 964 Virginia Beach, Virginia 23451	104-13-A-3

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 Sherwood Z. Smith and wife, Joyce J. Smith, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 3 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 2 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 Sherwood Z. Smith and wife, Joyce J. Smith, their heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,950.00, Subscribed and sworn to before me, this the 30th day of April, 1976.

Sherwood Z. Smith
Affiant

COMMISSION EXPIRES: 11-1-79 NOTARY PUBLIC: [signature]

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 1976, which have been prorated and will be paid by Grantee, 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 Sherwood Z. Smith and wife, Joyce J. Smith, their heirs and assigns, against the lawful claims of all persons.

Executed, this 21st day of APRIL, 1976.

UNION BANK

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

GRANTOR

Sherwood Z. Smith

Joyce J. 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 21st day of April, ~~1975~~ 1976.

COMMISSION EXPIRES: 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, [illegible], a Notary Public in and for said County and State, Sherwood Z. Smith and wife, Joyce J. 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 30th day of April, 1979.

COMMISSION EXPIRES: 12-7-79 NOTARY PUBLIC [signature]

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IDENTIF. REFERENCE

REGISTER

DAVIDSON COUNTY, TENN.

MAY 12 76	CONV	55,950.00			
MAY 12 76 S'TAX			B*	145.34	
MAY 12 76 PR'FEE			B*	.50	
MAY 12 76	R'DEED		B*	6.00	* 151.84