Instrument prepared by:
[illegible], Attorney, Higgins and Price
P. O. Box 2707
Nashville, Tennessee 37219

Mail to

BOOK 5031 PAGE 705

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.
Robert T. Sanders and wife, Gene M. Sanders
30 Richmeade Place Same MAP 104-13-A
401 Bowling Avenue PAR. 22 m.p
Nashville, Tennessee 37205

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 Robert T. Sanders and wife, Gene M. Sanders, _____, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 22 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 30 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 Robert T. Sanders and wife, Gene M. Sanders, 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 3 day of June 19 76.

Affiant

COMMISSION EXPIRES: Feb 4, 1979 NOTARY PUBLIC: Louise A. Clemmons

NOTARY PUBLIC DAVIDSON COUNTY

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 Robert T. Sanders and wife, Gene M. Sanders, 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

GRANTOR

Robert T. Sanders

Gene M. Sanders

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, ~~XXXXX~~ 1976.

NOTARY PUBLIC:

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

BOOK 5031 PAGE 707

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Louise S. Clemmons a Notary Public in and for said County and State, Robert T. Sanders and Gene M. Sanders, 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 3 day of June, 1976.

COMMISSION EXPIRES: Feb 4 1979 NOTARY PUBLIC: Louise S. Clemmons

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CO 55,950.00	MO
WD 6.00	MS
TD	ST 145.34
CC	ST
MR	PF 50
UCC	TOTAL 151.84

D52084

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IDENTIFICATION REFERENCE

JUN 3 3 44 PM '76

REGISTER
DAVIDSON COUNTY, TENN.