Prepared by

BOOK 5040 PAGE 815

Loan # 111010-3

WARRANTY DEED

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

Henry Counts & daughter, Mary Helen Counts
25 Richmeade Place
401 Bowling Avenue
Nashville, Tennessee 37205

Fidelity Federal Savings
and Loan Association
401 Union Street
Nashville, Tennessee 37219

104-13-A
RB
PW

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 Henry Counts and daughter, Mary Helen Counts, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Building Site No: 28 on the Plan of Richmeade Place, Section I, as of record in Book 4060, 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, and as amended in Book 5036, Page 338, Register's Office for Davidson County, Tennessee.

This is improved property known as 25 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 Henry Counts and daughter, Mary Helen Counts, their heirs and assigns forever.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,500.00. Subscribed and sworn to before me, this the 9th day of June, 1976.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

Affiant

Notary Public

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, and as amended in Book 5036, Page 338, 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 Henry Counts and daughter, Mary Helen Counts, their heirs and assigns, against the lawful claims of all persons.

Executed, this 2ND day of MARCH, 1976.

UNION BANK

By: Robert M. Granum, II

GRANTOR

Henry Counts

Mary Helen Counts

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 2nd day of March, XXXXX. 1976.

NOTARY PUBLIC: Genevieve A. Pereira

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jno. E. Stalling, a Notary Public in and for said County and State, Mary Helen Counts and Henry Counts, 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 25th day of June, 1976.

COMMISSION EXPIRES: _____ NOTARY PUBLIC: Jno. E. Stalling

STATE OF)

COUNTY OF)

Personally appeared before me, _____, a Notary Public in and for said County and State, Henry Counts, the within-named bargainor, 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 _____, this _____ day of _____, 1976.

COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

D56303

JUN 30 76 CONV 49,500.00

JUN 30 76 S'TAX B* 128.70

JUN 30 76 PR'FEE B* .50

JUN 30 76 W'DEED B* 6.00 * 135.20