OFFICIAL RECEIPT

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S.Serena and wife, Shirley Jean Serena (NAME)	Commerce Union Bank (NAME)	Part of
5532 Trousdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	160-0-95
Brentwood Tn 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	BOOK 5906 PAGE 274

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Serena and wife, Shirley Jean Serena

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 159 on the Plan of Hearthstone, Phase 2, of record in Book 5200, page 323, Register's Office for said County.

Said Lot No. 159 fronts 100 feet on the southeasterly margin of Trousdale Drive and extends back 181.84 feet on the northeasterly line and 179.03 feet on the southwesterly line to a line on the rear on which it measures 100.04 feet thereon.

Being part of the property conveyed to Radnor Homes, Incorporated, a Delaware corporation, by quitclaim deed from Radnor/Nashville Corporation (formerly Radnor/Nashville L.F. Corporation), as of record in Book 5854, page 648, Register's Office for said County.

Radnor Homes, Inc. and Radnor Homes, Incorporated are one and the same corporation.

Upon delivery of this warranty deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5873, page 656, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.

2. Restrictions of record in Book 5409, page 485, as amended in Book 5479, page 422, said Register's Office.

3. The Plan of record in Book 5200, page 323, said Register's Office.

4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 5532 Trousdale Drive, Brentwood, Tenn. 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of July, 19 82.

RADNOR HOMES, INC.

By: Edsel Charles
Edsel Charles, Assistant Vice President

Form 3

OFFICIAL RECEIPT

STATE OF)

COUNTY OF) BOOK 5906 PAGE 275

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Edsel Charles ~~and~~ _____, with whom I am personally acquainted and who upon (his oath, ~~and~~) acknowledged (himself ~~and~~) to be the ~~and~~ Assistant Vice President ~~and~~ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he, ~~and~~) as such ~~and~~ 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 the said Edsel Charles as such Assistant Vice President ~~and acknowledging the same to be the act and deed of said corporation~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 1 day of July, 19 82

My Commission Expires: 7/2/85

Carol R. Reuter
Notary Public

WARRANTY DEED

FROM

Radnor Homes, Inc.

TO

Michael S.Serena and wife, Shirley Jean Serena

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 22 04 PM '82

G 9 8 2 6 9

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 144,714.20

Shirley Jean Serena

Subscribed and sworn to before me this 1 day of July, 1982.

My Commission Expires: 7/2/85

Carol R. Reuter
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5906 PAGE 276

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			144714.20- CO	
			376.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	382.72-
6043A07/02/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 8 2 6 6

IDENTIF. REFERENCE

JUL 2 2 04 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 889658