Tile 6

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
Rodrigo A. Agbunag, Jr.	Commerce Union Bank	Map 160-12
and wife (NAME)	(NAME)	
501 Hearthstone Circle	P. O. Box 2546	Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	

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.

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HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodrigo A. Agbunag, Jr. and wife, Melody Anne S. Agbunag

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. 92 on the Plan of Hearthstone, Phase 2 of record in Plat Book 5200, page 323, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Hearthstone Circle at the common front corner of Lots 91 and 92; thence with the line between said two lots southwesterly 126.59 feet to a point, said point being the common corner of Lots 91, 92 and 93; thence with the line between Lots 92 and 93, southeasterly 132.0 feet to a point in the northwesterly margin of Trousdale Drive; thence with the margin of the same northeasterly 102.35 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve northerly 39.27 feet to a concrete monument in the southerly margin of Hearthstone Circle; thence with the margin of the same northwesterly, a total distance of 113.48 feet to the point of beginning.

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

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 5916, page 550, 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 Plat Book 5200, page 323, said Register's Office.
4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (xx) property, known as 501 Hearthstone Circle, Brentwood, Tennessee 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 28th day of July, 19 82

RADNOR HOMES, INC.

BY: Edsel Charles
Edsel Charles, Assistant
Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

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)

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of July, 1982

My Commission Expires: 7/21/85

Carol L. Rivers
Notary Public

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WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Rodrigo A. Agbunag, Jr. and wife, Melody Anne S. Agbunag

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

JUL 30 9 10 AM '82

H.O. 1.8.8.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $142,147.97

Rodrigo A. Agbunag Jr.

Subscribed and sworn to before me this 29 day of July, 1982

My Commission Expires: 7/21/85

Carol L. Rivers
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			142147.97- CO	
			369.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	375.96-
0687A07/30/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H O T 1 8 8 8

IDENTIF. REFERENCE

Jul 30 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894129