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 C. Ellis & wife,	Commerce Union Bank	Map 160-11
Sharon Calef Ellis	P. O. Box 2546 (NAME)	Parcel 13
5636 Hearthstone Lane (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	
Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 6013 PAGE 208

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 C. Ellis and wife, Sharon Calef Ellis

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. 77 on the Plan of Hearthstone, Phase 1, of record in Book 5200, page 218, as amended in Book 6001, page 331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Radnor Homes, Incorporated, a Delaware corporation, by quitclaim deed from Radnor/Nashville Corporation, a Delaware Corporation (formerly Radnor/Nashville L. F. Corporation), of record in Book 5693, page 945, said Register's Office.

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

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5925, page 16, as re-recorded in Book 6017, page 484, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.

2. Restrictive covenants 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 218, as amended in Book 6001, page 331, said Register's Office.

4. The above deed of trust assumed by Grantees.

This is improved (xx) unimproved ( ) property, known as 5636 Hearthstone Lane, 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 10th day of March, 1983

RADNOR HOMES, INC.

BY: Edsel Charles, Assistant Vice President

3564

03/1 37.75 - DEED

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__.

BOOK 6019 PAGE 283

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, 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 10 day of March, 1983

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Michael C. Ellis and wife,
Sharon Calef Ellis

H 3 5 5 1 2

IDENTIF. REFERENCE

MAR 11 12 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 140,089.00

Subscribed and sworn to before me this 10 day of March, 1983

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6019 PAGE 230

FOR _____

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
			140000.00- CO	
			364.26 CO TX	
			.50 PRFEE	
			6.00 MOREC	
			CHECK	370.76-
			2564A03/11/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 5 1 2

T
IDENTIF. REFERENCE

MAR 11 12 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934544