BOOK 6063 PAGE 752

# 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 |
|---|---|---|
| Anna C. Carter & Hazel L. Eddins (NAME) | Commerce Union Bank | Map 160-12 |
| 651 Hill Rd. (STREET ADDRESS OR ROUTE NUMBER) | P.O Box 2546 (NAME) | Parcel 123 |
| Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (STREET ADDRESS) (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna C. Carter and Hazel L. Eddins as tenants in common with right of survivorship

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. 147 on the Plan of Hearthstone, Phase 2, of record in Book 5200, page 323, as amended in Book 6001, page 329, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Radnor Homes, Inc., by quitclaim deed from Radnor/Nashville Corporation, of record in Book 6007, page 134, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6007, page 136, 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, and Book 5802, page 577, said Register's Office.

3. The Plan of record in Book 5200, page 323, as amended in Book 6001, page 329, said Register's Office.

4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 651 Hill Road, 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 25th day of May, 19 83

RADNOR HOMES, INC.

BY Edsel Charles, Assistant Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

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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 _____, 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 25 day of May, 19 83

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC - DAVIDSON COUNTY, TENNESSEE - STATE AT LARGE

WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Anna C. Carter and Hazel L. Eddins

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

H 50162

IDENTIF. REFERENCE

MAY 26 11 16 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 152,911.00

Anna C. Carter

Subscribed and sworn to before me this 25 day of May, 19 83

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC - DAVIDSON COUNTY, TENNESSEE - STATE AT LARGE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE.**

RECEIVED OF _____

FOR _____ BOOK 6063 PAGE 754

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 1629[illegible]00- CO | |
| | | | 397.5[illegible] CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK 404.5[illegible] | |
| | | | 0368A05/26/83 BA[illegible] .5[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 1 6 2

IDENTIF. REFERENCE

MAY 26 11 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951762