2573

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6083 PAGE 637

CHECK-330.20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. George L. Peden (NAME)	First American National Bank of Nashville Third Floor (NAME)	160-12
605 Spring House Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	141
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (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, RADNOR HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE L. PEDEN and wife LILLIE N. PEDEN

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

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Resubdivision of Lots 69, 70, 105, 106, 102 and 103, Phases 1 and 2, Hearthstone, as of record in Plat Book 5190, page 575, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Radnor Homes, Inc. by quitclaim deed from Radnor/Nashville Corporation of record in Book 6045, page 311, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 5409, page 485, Book 5479, page 422, and Book 5802, page 577; (3) Easement in Book 5512, page 169; and (4) All matters appearing on the Plan of record in Plat Book 5190, page 575, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 28 2 19 PM '83

IDENTIF. REFERENCE

H 5 6 6 5 3

unimproved ( )
This is improved (XX) property, known as 605 Spring House Court Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22 day of June, 19 83

RADNOR HOMES, INC.

BY: Edsel Charles 6/22/83

EDSEL CHARLES, ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____

Edsel Charles with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Assistant Vice President of the RADNOR HOMES, INC. the within named bargainor, a corporation, and that 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 Nashville, Tennessee this 23 day of June, 19 83.

Notary Public

Commission expires 1-20-85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,462.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 83

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM RADNOR HOMES, INC.

TO GEORGE L. PEDEN and wife, LILLIE N. PEDEN

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6083 PAGE 639

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

CO. - 124,462.38
CO. TX - 323.70
PR. - .50
REC. - 6.00
CHECK - 330.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5665.3

IDENTIF. REFERENCE

JUN 28 2 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959279