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 |
|---|---|---|
| James C. Cogburn & wife, Iris B. Cogburn | Commerce Union Bank | Map 160-11 |
| 705 Spring House Circle (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (NAME) | Parcel 5 |
| Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 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.

BOOK 6155 PAGE 724

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Cogburn and wife, Iris B. Cogburn

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. 69, Resubdivision of Lots 69, 70, 105, 106, 102, 103, Phases 1 and 2, on the Plan of Hearthstone, of record in Book 5190, page 575, and amended in Book 6033, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Radnor/Nashville Corporation, a Tennessee Corporation, by deed from Commerce Union Bank, James T. Granbery, Jr., and Charles L. Cornelius, Jr., Trustees, James T. Granbery, Jr., (individually), Llewellyna G. Cornelius, Third National Bank in Nashville and Robert W. Bolster, Trustees for William L. Granbery, Charles G. Cornelius, Llewellyna Cornelius and Susan C. West, of record in Book 5434, page 659, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Radnor/Nashville Corporation to Radnor Homes, Inc., of record in Book 6151, page 600, 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 6151, page 602, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 5409, page 485, and Book 5479, page 422, said Register's Office.

2. The Plan of record in Book 5190, page 575, and amended in Book 6033, page 86, said Register's Office.

3. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 705 Spring House 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 5th day of October, 19 83

RADNOR HOMES, INC.

BY: Edsel Charles, Assistant Vice President

Form 3

OFFICIAL RECEIPT

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 6155 PAGE 725

Commission Expires: _____

_____
Notary Public

4448
10/12/83 2:28 PM
CHECK

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, ~~her oath~~) acknowledged (himself, ~~herself~~) to be the Assistant Vice President respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he, ~~she~~) 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 5th day of October, 1983.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Radnor Homes, Inc.

TO
James C. Cogburn and wife,
Iris B. Cogburn

RETURN TO:
**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

H 7 9 5 6 8.

OCT 12 11 26 AM '83
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $125,265.00

James C. Cogburn

Subscribed and sworn to before me this 10th day of October, 19 83

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6155 PAGE 726

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 125265.00- CAMT. | |
| | | | 325.78 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 332.28- |
| | | | 444BA10/12/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 5 6 8

IDENTIF. REFERENCE

Oct 12 11 26 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 985520