File 6

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
Carl W. Seagraves and wife, Gay A. Seagraves	Commerce Union Bank (NAME)	Map 160-11
617 Spring House Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546	Parcel 16
Brentwood, Tn 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn.37219 (CITY) (STATE) (ZIP)	BOOK 6185 PAGE 427

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 Carl W. Seagraves and wife, Gay A. Seagraves

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. 99 on the Plan of Hearthstone, Phase 2, of record in Book 5200, page 323, 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 Homes, Inc. by quitclaim deed from Radnor/Nashville Corporation, of record in Book 6119, page 944, 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 6119, page 957, 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 5802, page 577, said Register's Office.

2. The Plan of record in Book 5200, page 323, said Register's Office.

3. The above deed of trust assumed by Grantees.

46435

IDENTIF. REFERENCE

DEC 1 11 54 AM '83

FEE

REGISTER

DAVIDSON COUNTY, TN

unimproved ( )

This is improved (X) property, known as 617 Spring House Court, Brentwood, Tenn.37027 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CHECK

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.

STATE

Witness its hand this 17th day of November, 1983

RADNOR HOMES, INC.

BY A. Peter Potier

A. Peter Potier,
Assistant Secretary

6282

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 A. Peter Potier XXX ______________, with whom I am personally acquainted and who upon (his oath, XXXXXXXXXXXs) acknowledged (himself, tXXXXXX) to be the Assistant Secretary XXnd ______________ XXXXXXX of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (heXXX) as such Assistant Secretary XXX ______________, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said A. Peter Potier as such Assistant Secretary, XXXXXXXXXXXXXXXXXXXXXX ______________ XXXXXX.

WITNESS my hand and official seal at office at Nashville, Tennessee

on this 17 day of Nov., 1983.

My Commission Expires: 7/21/85 Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

FROM

Radnor Homes, Inc.

TO

Carl W. Seagraves and wife,

Gay A. Seagraves

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 $ 139,022.97

Carl W. Seagraves

Subscribed and sworn to before me this 17 day of Nov., 1983.

My Commission Expires: 7/21/85 Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN.

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

139022.97- CAMT.
361.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 367.90-
6282A12/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
IDENTIFICATION
DEC 1 11 54 AM '83

No.996991