BOOK 6283 PAGE 655

# 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 |
|---|---|---|
| Walter A. Clayton & wife, Patricia L. Clayton | Commerce Union Bank (NAME) | Map 160-12 |
| 5712 Spring House Way (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | Parcel 159 |
| Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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 Walter A. Clayton and wife, Patricia L. Clayton

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. 209 on the Plan of Hearthstone, Phase 4, of record in Book 5200, pages 547 and 548, and amended in Book 6096, page 753, 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 6143, page 101, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6143, page 104, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 5409, page 485, and Book 6140, page 81, said Register's Office.

3. The Plan of record in Book 5200, pages 547 and 548, and amended in Book 6096, page 753, said Register's Office.

4. The above deed of trust assumed by Grantees.

1945 | T IDENTIF. REFERENCE
MAY 2 3 16 PM '84
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5712 Spring House Way, 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 23rd day of April, 1984

RADNOR HOMES, INC.

BY: Edsel Charles

Edsel Charles, Assistant Vice President

Form 3

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__.

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 Edsel Charles, 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 23 day of April, 1984

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

**WARRANTY DEED**

FROM Radnor Homes, Inc.

TO Walter A. Clayton and wife, Patricia L. Clayton

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 $ 184,564.92

Subscribed and sworn to before me this 1 day of May, 1984

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6283 PAGE 657

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 184564.96- | CANT. |
| | | | 479.96 | CSTAX - |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 496.46- |
| | | | 3278A05/02/84 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 1' 9 4 5 4

IDENTIF. REFERENCE

MAY 2 3 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32894