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 W. Smith and wife, Patricia A. Smith	Commerce Union Bank (NAME)	Map 160-16
5721 Spring House Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 38
Brentwood Tn 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

6314 927

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~~ XX Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter W. Smith and wife, Patricia A. Smith

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. 202 on A Resubdivision of Lots 200-204, Phase 4, Hearthstone, of record in Book 6050, page 16, Register's Office for said County, as amended in Book 6252, page 422, said Register's Office, 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 6199, page 536, Register's Office for said County.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6199, page 544, said Register's Office, payable to Commerce Union Bank. Said deed of trust was re-recorded in Book 6314, page 920, said Register's Office.

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 6050, page 16, as amended in Book 6252, page 422, said Register's Office.

4. The above deed of trust assumed by Grantees.

12891

IDENTIF. REFERENCE

JUN 13 1 12 PM '84

FEE $ REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5721 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 7th day of June, 1984.

RADNOR HOMES, INC.

BY: Edward Chen

337.54 - 06/P

1 4760

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 6314 PAGE 928

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 and _____, with whom I am personally acquainted and who upon (his oath, ~~his oath~~) acknowledged (himself, ~~themselves~~) to be the _____ and Assistant Vice President ~~Vice President~~ of the Radnor Homes, Inc., the within named bargainor, a corporation, and that (he, ~~they~~) as such _____ and 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, ~~and attesting the same by the said _____ as such _____~~

WITNESS my hand and official seal at office at Nashville, Tennessee on this 7 day of June, 1984.

My Commission Expires: 7/21/85

Carol R. Rucks
Notary Public

WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Walter W. Smith and wife,
Patricia A. Smith

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 $ 150,379.06

Walter W. Smith

Subscribed and sworn to before me this 12 day of June, 1984.

My Commission Expires: 7/21/85

Carol R. Rucks
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6314 PAGE 929

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150379.86- CAMT.	
			391.04 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 397.54-	
			476DA06/13/84 CAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 8 S I

IDENTIF. REFERENCE

JUN 13 1 12 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0044075