BOOK 6439 PAGE 489

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$55,184.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 84.

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Spear (NAME)	Commerce Union Bank (NAME)	Map 32-13
4208 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 48
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	10D-00410

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 David P. Spear and w ife, Janie K. Spear

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Timbertrail, Section 3, of record in Book 5190, page 745, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed 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 6375, page 499, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions, easements and building lines of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 6425, page 498, as modified in Book 6439, page 480, Register's Office for said County, which the grantees herein hereby assume and agree to pay.

2315 12/04 150.00 CHECK

REGISTER'S OFFICE DAVIDSON COUNTY, TN
DEC 4 3 12 PM '84
IDENTIF. REFERENCE
167668

This is unimproved ( ) improved (XX) property, known as 4208 Brick Church Pike, Nashville, TN 37207
(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 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 my hand this 29th day of November, 19 84

RADNOR HOMES, INC.

BY

Edsel Charles, Assistant Vice President

BOOK 6439 PAGE 490

STATE OF TENNESSEE }

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF WILSON }

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 / their several oaths) acknowledged (himself / themselves) to be the Assistant Vice President and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he / they) as such Assistant Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Edsel Charles as such Asst. Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Old Hickory, TN on this the 19th day of November, 19 84.

My commission expires July 18, 1987

_____
Notary Public

WARRANTY DEED

FROM

RADNOR HOMES, INC.

TO

DAVID P. SPEAR AND WIFE,

JANIE K. SPEAR

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6433 PAGE 491

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
			55184.00- CAMT.	
			143.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	150.02-
2315A	12/04/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 6 6 8

IDENTIF. REFERENCE

DEC 4 3 13 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0090226