BOOK 6580 PAGE 706

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,004.00

X Brian A. Anauo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

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
Brian A. Anauo (NAME)	Commerce Union Bank (NAME)	10D-02951
1720 Autumn Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	32-13
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	75

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 Brian A. Anauo and wife, Susan H. Anauo

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. 54 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, 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 6515, page 674, Register's Office for said County.

THIS conveyance is subject to restrictive covenants, 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 6515, page 706, as re-recorded in Book 6580, page 699, said Register's Office, which the grantees herein hereby assume and agree to pay.

This is unimproved ( ) improved (XX) property, known as 1720 Autumn Ridge Drive, 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 28th day of May, 19 85

RADNOR HOMES, INC.

BY: Rudolph P. Schuler ASSISTANT VICE PRESIDENT
Rudolph P. Schuler, Assistant Vice President

7583

STATE OF TENNESSEE }

BOOK 6580 PAGE 707

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 DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RUDOLPH R. SCHULER 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) as such Assistant Vice President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Rudolph P. Schuler as such Assistant Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 28th day of May, 1985.

My commission expires July 18, 1987

_____
Notary Public

WARRANTY DEED

FROM

RADNOR HOMES, INC.

TO

BRIAN A. ANAUO AND WIFE,

SUSAN H. ANAUO

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

RECEIVED
JUN 13 8 54 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

REGISTER

2 1 9 2 1 J

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

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 708

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
			63000.00- CAMT.	
			163.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	170.30-
7683A06/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1.2 6 1 2

IDENTIF. REFERENCE

JUN 13 8 54 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144115