BOX 12

BOOK 6609 PAGE 788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $136,090.00.

Kenneth L. Spade
Affiant

Subscribed and sworn to before me, this 18th day of JULY, 1985.

June E. Atkinson
Notary Public

My Commission expires: 7/17/88

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth L. Spade et ux. 123 HEARTHSTONE MANOR CIRCLE BRENTWOOD, TN 37027	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	160-00-0 198

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RADNOR HOMES, INC.,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENNETH L. SPADE** and wife, **ELIZABETH K. SPADE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Residential Unit No. 28 as shown on the Site Plan of Hearthstone, Phase II, as of record in Book 6250, page 492, Register's Office for said County, , and as described by the Declaration of Covenants, Conditions and Restrictions as of record in Book 6424, page 839, said Register's Office, as amended by instruments of record in Book 6582, page 154, said Register's Office, and Book 6600, page 3, said Register's Office, together with all easements, rights and appurtenances to said Residential Unit granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, as amended.

Being the same property conveyed to Radnor Homes, Inc., by quitclaim deed from Radnor/Nashville Corporation, a Tennessee corporation, of record in Book 6609, page 786, said Register's Office.

This conveyance is subject to the following:

1. 1985 taxes, prorated and assumed by Grantees.

2. Restrictive covenants contained in Book 5409, page 485, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, all as contained in instrument of record in Book 6424, page 839, as amended in Book 6582, page 154, and further amended by Second Amendment of record in Book 6600, page 3, all in the Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 6250, page 492, said Register's Office, and general notes.

5. Subject to the high and low water of lake.

This is improved property, known as Unit 28 (House Number) (Street)

Hearthstone, Phase II (P. O. Box) Nashville, TN (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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 18th day of JULY, 1985.

J 2: 1: 7: 7. 2.

IDENTIF. REFERENCE

JUL 18 3 39 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RADNOR HOMES, INC.,
a Tennessee corporation

By: Rudolf P. Schuler

Name: RUNDOLF P. SCHULER

Title: ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RUDOLF P. SCHULER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the ASSISTANT VICE PRESIDENT of Radnor Homes, Inc., the within-named bargainor, a Tennessee corporation, and that he as such ASSISTANT VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said RUDOLF P.SCHULER as such ASSISTANT VICE PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of JULY, 1985.

June E. Atkinson
Notary Public

My Commission Expires: 3/07/88

JUNE E. ATKINSON NOTARY PUBLIC

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6609 PAGE 790

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			136090.00- CAPIT.	
			353.86 CSTAX	
			.50 PREF	
			6.00 WDCRD	
			CHECK	360.36-
9043A	07/18/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2: 1: 7: 7: 2:

IDENTIF. REFERENCE T

JUL 18 3 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155208