STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

58,701.00 Edward L. Mallard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1988

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Mallard (NAME)	Commerce Union Bank (NAME)	MAP 32-13
4304 Falling Leaf Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	PARCEL 59
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	10D-02863

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 Edward L. Mallard

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 N. 38 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, of the 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 deed from Radnor Nashille Corporation of record in Book 6783, page 384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record,

7.6.25.1.

IDENTIFICATION REFERENCE

FEB 18 8 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 4304 Falling Leaf Lane, (House Number) (Street) Nashville, TN 37207 (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 12th day of February, 19 86

Radnor Homes, Inc.
By: Rudolf P. Schuyler
Rudolf P. Schuyler, Asst. Vice President

STATE OF TENNESSEE }

BOOK 6783 PAGE 399

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 Rudolf P. Schuler and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Asst. Vice President and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he) as such Asst. Vice President and (they) _____, being authorived so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Rudolf P. Schuler as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 12th day of February, 1986.

My commission expires July 18, 1987

Notary Public

WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Edward L. Mallard

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 6783 PAGE 400

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
			152.62 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	159.12-
			4955A02/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7625 I.

IDENTIFI REFERENCE

FEB 18 8 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219478