This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6862 PAGE 881

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,904.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. MAXWELL, et ux (NAME)	SINGLETON MORTGAGE CORPORATION (NAME)	32-13
4309 Falling Leaf Lane (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	55
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	10D 02859

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 JAMES E. MAXWELL AND WIFE, MELISSA D. MAXWELL

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. 34 on the Plan of Timbertrail, Section 4, of record in Plat Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Radnor Homes, Inc. by deed from Radnor/Nashville Corporation, a Delaware corporation, recorded simultaneously herewith.

027.42

IDENTIFICATION REFERENCE

MAY 20 3 41 PM '86

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4309 Falling Leaf Lane, Nashville, Tennessee 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 13th day of May, 19 86

RADNOR HOMES, INC.

BY: Richard A. Reed

RICHARD A. REED

STATE OF _____

COUNTY OF _____

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

DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard A. Reed and _____, with whom I am personally acquainted and who upon his oath ~~XXXXXXXXXXXX~~ acknowledged himself ~~XXXXXXXXXXXX~~ to be the Assistant Secretary ____ and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that he ~~XXXXX~~ they as such Assistant Secretary and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Richard A. Reed as such Assistant Secretary and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Old Hickory, Tennessee. on this the 13th day of May, 19 86

My commission expires 10/17/1987

Karen J. Finlayson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			50904.00- CAMT.	
			132.34 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	138.84-
6364A05/20/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274 2

IDENTIFICATION REFERENCE

MAY 20 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250136