BOOK 7040 PAGE 147 #34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

108,900.00 Charles B. McMahan
Affiant

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

Ollie Pat Forsley
Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Janet M. McMahan (NAME)	Commerce Union Bank (NAME)	MAP 171-2A
107 Villa View Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 4
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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 Janet M. McMahan, a one-half undivided interest and Charles B. McMahan and wife, Sue B. McMahan, a one-half undivided interest

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 Unit No. 4 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said units.

Being part of the same property conveyed to Radnor Homes, Inc. by quitclaim deed from Radnor/Nashville Corporation of record in Book 7040, page 145, Register's Office for Davidson County, Tennessee.

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

Subject to Master Deed filed of record in Book 6923, page 943 and By-Laws for Brentwood Villa Condominiums filed of record in Book 6923, page 986 Register's Office for Davidson County, Tennessee.

63303
IDENTIFICATION REFERENCE
Nov 14 10 25 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK
11/14 311.42-
3054

This is improved (XX) unimproved ( ) property, known as 107 Villa View Court, (House Number) (Street) Brentwood, TN 37027 (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 November, 19 86

Radnor Homes, Inc.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Radnor Homes, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of November 19 86.

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 Richard A. Reed and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Assistant Secretary and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he / they) as such Assistant Secretary 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 Richard A. Reed as such Asst. Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory, TN on this the 12th day of November, 1986

My commission expires July 18, 1987

_____
Notary Public

WARRANTY DEED

FROM

Radnor Homes, Inc.

TO

Janet M. McMahan
Charles B. McMahan
Sue B. McMahan

Return to:

LEON SHARBER, ATTORNEY

1161 MURFREESBORO ROAD, SUITE 505

NASHVILLE, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7040 PAGE 149

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

100900.00- CAMT.
304.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 311.42-
6054A11/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63303

IDENTIFICATION REFERENCE

Nov 14 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12027