#5348 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, Tennessee 37215

BOOK 7048 PAGE 1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
BRENT W. DREHER (NAME)	CITICORP HOMEOWNERS SERVICES, INC. (NAME)	Part of Map 171
109 Villa View Court (STREET ADDRESS OR ROUTE NUMBER)	Attn: Tax Dept. M.S. 309, P.O. Box 790009 (STREET ADDRESS)	Parcel 99
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	F.B. #6DU 57185

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, RADNOR HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENT W. DREHER and LAURA W. DREHER, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 5 on the Plan of Phase I, Brentwood Villa, as of record in Plat Book 6900, page 4, amended in Book 6900, page 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Radnor/Nashville Corporation by deed from W. Wayne Leroy, Substitute Trustee, with full power of record in Book 5934, Page 106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radnor Homes, Inc. by Quitclaim Deed from Radnor/Nashville Corporation of record in Book 7047, page 997, said Register's Office.

This conveyance is subject to: (1) By-Laws in Book 6923, page 986; (2) Charter of Incorporation in Book 6939, page 895; (3) Covenants, Conditions, Restrictions and Agreements in Book 6923, page 943; (4) Storm Water Detention Agreement in Book 6385, page 814; (5) Easement in Book 5155, page 164; and (6) All matters appearing on the plan of record in Plat Book 6900, page 5.

6609 5

IDENTIFICATION REFERENCE

Nov 24 8 32 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 109 Villa View Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of November, 1986

RADNOR HOMES, INC.
By:
L. J. Austin, President

9214

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7048 PAGE 2

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L. J. Austin _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the RADNOR HOMES, INC. _____, the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said L. J. Austin as such President.

Witness my hand and official seal, at Old Hickory Tennessee this 14th day of November, 1986 Richard A Reed Notary Public

Commission expires SEPTEMBER 11, 1990

RICHARD A. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,900.00

Brent W. Dreher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1986.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
RADNOR HOMES, INC.

TO
BRENT W. DREHER and wife, LAURA W. DREHER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 928
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 3

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
			108900.00- CANT.	
			304.92 CSTAX	
			.50 PRFEE	
			6.00 WDCD	
			CHECK	311.42-
92142		11/24/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66095 IDENTIFICATION REFERENCE

Nov 24 8 32 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No15095