BOOK 7105 PAGE 950 34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

152,230.00

Charles E. Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 87

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
Charles E. Bain (NAME)	Commerce Union Bank (NAME)	MAP 160-11
709 Spring House Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 6
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	6DU-60461

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 Charles E. Bain and wife, Marjorie B. Bain

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 No. 70 on the resubdivision of Lots 69, 70, 105, 106, and 107, Phases 1 and 2, Plan of Hearthstone Subdivision, of record in Book 5790, page 575, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed by quitclaim deed from Radnor/Nashville Corporation to Radnor Homes, Inc. of record in Book 7105, page 948, Register's Office for Davidson County, Tennessee.

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

83246

IDENTIFICATION REFERENCE

JAN 13 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 709 Spring House Circle, Brentwood, TN 37027
(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 9th day of January, 19 87

Attest:

Radnor Homes, Inc.
By:

STATE OF TENNESSEE }

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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 L. J. Austin and _____ with whom I am personally acquainted and who upon ~~(his oath)~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the President and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President 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 L. J. Austin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 9th day of January, 19 87

My commission expires July 18, 1987

_____
Notary Public

WARRANTY DEED

FROM

Radnor Homes, Inc.

TO

Charles E. Bain
Marjorie B. Bain

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 7105 PAGE 952

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

[illegible] CAPIT.
[illegible] CRTAX
.50 PREC
6.00 TDEED
CHECK 482.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 6.00- TDEED
6.00 WDEED
CHECK .00-
[illegible] BAL .00

83246

IDENTIFICATION REFERENCE

JAN 13 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34285