File Box 84

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,369.00

Donald E. DuChane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 87.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. DuChane (NAME)	Home Savings of America, F.A. (NAME)	MAP 160-16
5916 Fireside Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 55
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	06DU 81915

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 Donald E. DuChane and wife, Joan DuChane, ~~as tenants by the entirety~~

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. 245, Phase 6, Hearthstone, as of record in Book 6900, Pages 254 & 255, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Radnor/Nashville, Corporation, a Tennessee Corporation by deed from James T. Granbery, Jr. and Charles G. Cornelius, Co-Trustees, James T. Granbery, Jr., Charles G. Cornelius, Llewellyna Cornelius, Susan C. West, Llewellyna G. Cornelius, and Third National Bank and Robert W. Bolster, Trustees for William L. Granbery as of record in Book 6054, Page 346, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 5916 Fireside Drive, Brentwood, TN. 37027.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7053, Page 982, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6917, Page 575, said Register's Office.

This conveyance is subject to public utility and drainage easement and building envelope of record in Book 6900, Pages 254 & 255, said Register's Office.

87 AUG 4 AM 10 10

5256

This is ( ) unimproved (X) improved property, known as 5916 Fireside Drive, (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 31st day of July, 19 87.

Radnor Homes, Inc.
By: Richard A. Reed
Richard A. Reed, Vice President

STATE OF TENNESSEE
Davidson County

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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
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) ~~(XXXXXXXXXXXXXXX)~~ acknowledged (himself) ~~(XXXXXXXX)~~ to be the ~~Vice President~~ and _____ respectively of the Radnor Homes, Inc. the within named bargainor, a corporation, and that (he) ~~(XXX)~~ (they) as such Vice 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 Richard A. Reed as such Vice President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 31st day of July 19 87

My commission expires 01-09-91

_____
Notary Public

JOHN DULAREY NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
Radnor Homes, Inc.

TO
Donald E. DuChane
Joan DuChane

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

159369.00- CAMT.
446.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 452.82-
7574A08/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5236 I

IDENTIFICATION REFERENCE

Aug 4 10 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01580