FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: January 1, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry N. Kleppin (NAME)	First American National Bank (NAME)	160-15A-55CO
232 Hearthstone Manor Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (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 Barry N. Kleppin and wife, L. Dee Kleppin Pearce

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, TN, being Unit No. 55 on the Condominium Site Plan of Phase IV, Hearthstone Manor, of record in Book 6250, Page 990, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Radnor Homes, Inc. by deed from Radnor/Nashville Corporation by deed of record in Book 7155, page 504, Register's for Davidson County, Tennessee.

Subject to restrictions of record in Book 6424, Page 839; and amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Pae 251; Book 6916, Page 230; re-recorded in Book 7393, Page 749; Book 7398, Page 907; and Book 7403, Page 563; Amended and Restated Bylaws of record in Book 7403, page 568; Restrictive Covenants for Hearthstone Common Facilities Association of record in Book 7053, Page 982; Restrictions of record in Book 5409, Page 485; Quitclaim Deed to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, Page 746; and all matters shown on the Plan of Record.

This is unimproved ( ) improved (XX) property, known as 232 Hearthstone Manor Lane, 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 2nd day of August, 19 90

Radnor Homes, Inc.
By:

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 8168 PAGE 511

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Sitzler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the controller of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 2nd day of August, 1990.

Notary Public

My commission expires: 1/11/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

47174.

IDENTIFICATION REFERENCE

Aug 6 10 05 AM '90

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY TN

7273 08/06 0101 03CHECK 399.70

DEED

FROM

TO

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 512

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

CAMT 119000.00
CON TX 392.70
PRFEE 1.00
MDEED 6.00
~~TOTAL 399.70~~
~~CHECK 399.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 10:08 0001 7273

47174

IDENTIFICATION REFERENCE

AUG 6 10 05 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 343738