Realty 48

# WARRANTY DEED

BOOK 9514 PG 646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,372.00

William A. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell and Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William A. Ellis (NAME) | NationsBanc Mortgage Corporation (NAME) | 171-00-0 167.00 |
| 4909 Manassas Circle (ADDRESS) | P. O. Box 353 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Louisville, KY 40201-0353 (CITY) (STATE) (ZIP) | |

FOR AND 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 William A. Ellis and wife, Beverly J. Ellis

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 Lot No. 148 on the Plan of Section Three, Fredericksburg, of record in Book 7900, Page 509; Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc. by deed from Radnor Development Corporation of record in Book 9314, Page 10, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8920, Page 65; Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40, and all matters shown on the Plan of Record.

06994
IDENTIF. ↑ REFERENCE

94 NOV -8 AM 9:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 4909 Manassas 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 17th day of October 19 94

Radnor Homes, Inc.
By: V.P.
Thomas J. Sitzler, Vice President

BOOK 9514 PG 647

STATE OF TENNESSEE
COUNTY OF

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 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 _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas J. Sitzler as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 17th day of October 19 94.

My commission expires June 28, 1995

_____
Notary Public

State of Tennessee, County of WILLIAMSON
Received for record the 19 day of
OCTOBER 1994 at 10:35 AM. (REC# 115183)
Recorded in official records
Book 1238 Page 863- 864
Notebook 53 Page 403
State Tax $ 807.98 Clerks Fee $ 1.00,
Recordins $ 8.00, Total $ 816.98
Register of Deeds SADIE WADE
Deputy Register ANGELA WAY

5722 11/08 0101 03CHECK

8-00