9594

48

# WARRANTY DEED

BOOK 9594 PG 218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF February 19 95

Notary Public

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

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Radnor Homes, Inc. (NAME) | NationsBank of Tennessee, N.A. (NAME) | 171-03-A-106.00CO |
| 5544 Franklin Road, Suite 200 (ADDRESS) | 5121 Maryland Way, Suite 203 (ADDRESS) | |
| Nashville, TN 37220 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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 Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Radnor Homes, Inc.

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. 211 on the Plan of Section Four, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 749, 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 Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9382, Page 593, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8920, Page 65, Book 9500, Page 393, Book 7798, Page 843; Easement in Book 7851, Page 712, Book 7993, Page 269; Charter in Book 8920, Page 40; Conveyance in Book 9443, Page 538, and all matters shown on the Plan of Record.

95 FEB 13 PM 12:11
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

33816
IDENTIF. & REFERENCE

unimproved ( X )
This is improved ( ) property, known as Potomac Lane (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 10th day of February 19 95

Radnor Development Corporation
By:
Thomas J. Sitzler, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 9594 PG 219

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

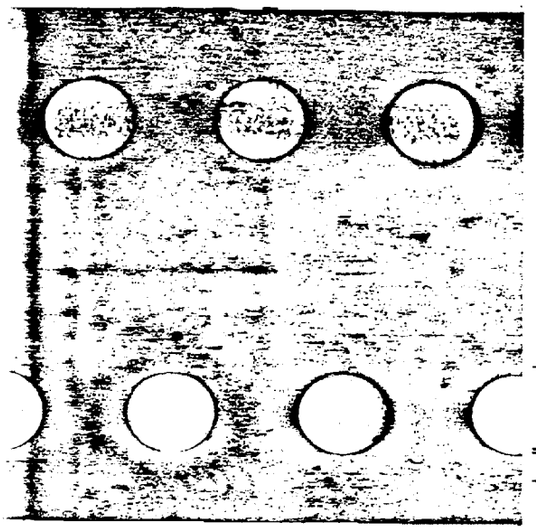
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Radnor Development Corporation 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 10th day of February 19 95.

My commission expires June 28, 1995

_____
Notary Public

1363 02/13 0101 03:CHECK
15.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

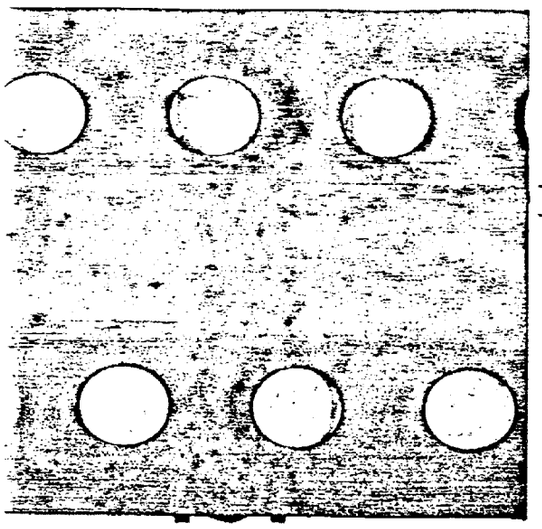
RECEIVED OF _____

FOR _____

BOOK 9594 PG 220

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

02/13/95 01 00:10 0001 1368

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95 FEB 13 PM 2:11

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

33816
IDENTIF. & REFERENCE

**No.** 881083