Realty 48

# WARRANTY DEED

STATE OF TENNESSEE BOOK 9931 PG 426
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,694.00

Don Spangler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 5-16-99

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Don Spangler (NAME) | FT Mortgage Companies dba First (NAME) | 151-09-0-A 197.00 |
| 4409 Bench Mark Drive (ADDRESS) | P. O. Box 613136 (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (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 Don Spangler and wife, Illa Spangler

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. 197 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, 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 JCH Development Company, Inc. of record in Book 9809, Page 410, 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 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Easements in Book 2336, Page 532; Book 4428, page 568; Book 4535, Page 351; Book 8197, Page 288; Book 4717, Page 515; Book 9588, Page 930; Charter in Book 9433, Page 953; Quitclaim Deed conveying common area to Long Hunter Chase Homeowners Assn. in Book 9432, Page 792; Certificate of Resolution in Book 9432, Page 789; Surveyor's Certificate of Correction changing street name on Plat of Long Hunter Chase Phase 2, Section I in Plat Book 7900, Pages 763 and 764 of record in Book 9473, Page 43, and all matters shown on the Plan of Record.

unimproved ( )
This is improved ( X ) property, known as 4409 Bench Mark Drive, Antioch, TN 37013
(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 29th day of January 19 96

Radnor Homes, Inc.
By:
Thomas J. Sitzler, Financial Manager

BOOK 9931 PG 427

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 Financial Manager and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Financial Manager 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 Financial Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 29th day of January 19 96.

My commission expires May 16, 1999

_____
Notary Public

TERESA L. BE[illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires 5-16-99

IDENTIF. & REFERENCE

0145357

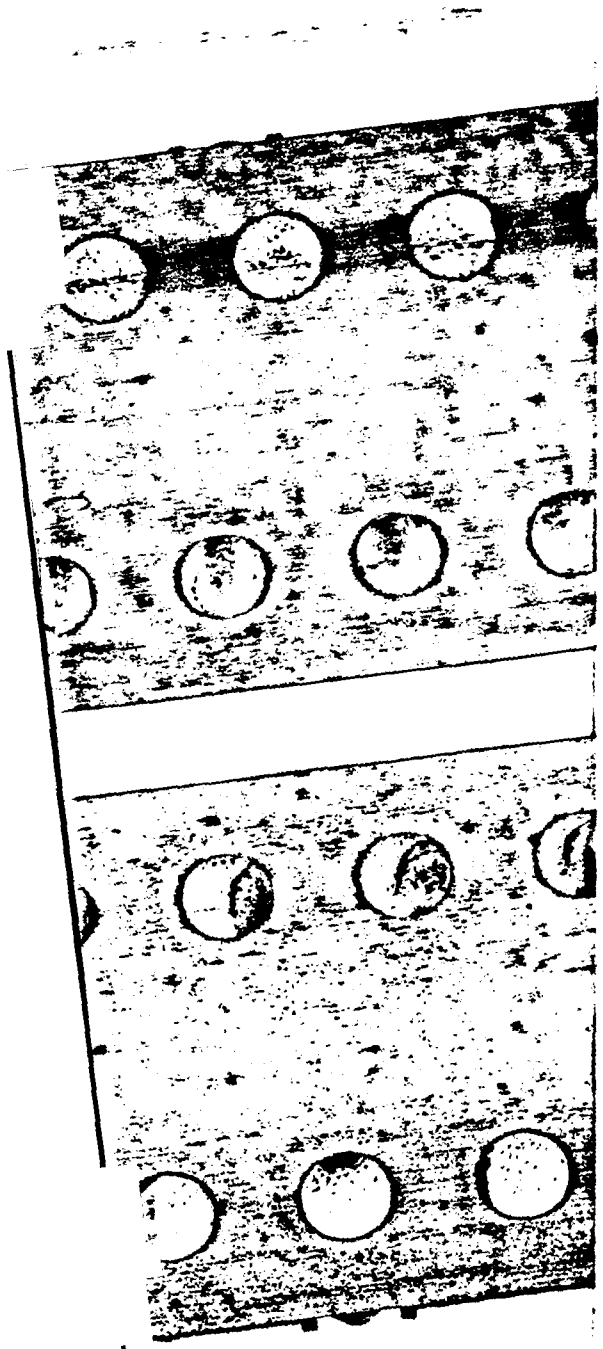
96 JAN 30 AM 11:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2652 01/30 0101 03CHECK

640.59

[redacted]



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

RECEIVED OF _____

FOR _____

BOOK 9931 PG 428

| | | |
|---|---|---|
| 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
170694.00
CON TX 631.59
PRFEE 1.00
MDEED 8.00
TOTAL 640.59
CHECK 640.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/96 01 11:26 0001 2652

0145357
IDENTIF. ↑ REFERENCE

96 JAN 30 AM 11:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1000903