Realty 41

WARRANTY DEED

BK/PG 9943PG579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,910.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 96

Notary Public

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

TERESA DEAN 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
Walter Clayton Crossnoe (NAME)	Leader Federal Bank for Savings (NAME)	160-16-0-A 020
1003 Gilbert Place (ADDRESS)	158 Madison Avenue (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38138 (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 Walter Clayton Crossnoe and wife, Julie R. Crossnoe

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. 11 on the Plan of Section Two, Montgomery Place, of record in Book 7900, Page 922, 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 quitclaim deed from F. Don Montgomery, Jr. etux Barbara J. Montgomery, Fred D. Montgomery , Gladys G. Montgomery, Walter F. Aiken etux Wanda M. Aiken of record in Book 9646, Page 419, 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 9307, Page 681; Easements in Book 7859, Page 371; Book 7322, Page 326; Book 7322, Page 341; Book 7322, Page 344; Book 6994, Page 909; Book 8175, Page 804; Charter in Book 9307, Page 676; PUD Boundary of Montgomery Place Subdivision in Book 8250, Page 237, and all matters shown on the Plan of Record.

0114041

IDENTIFICATION REFERENCE

FILED FOR RECORD
'96 FEB -9 AM 9:50
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

RECD 02/09/96 0101 03CHECK 1044.63

This is unimproved ( ) unimproved ( ) property, known as 1003 Gilbert Place, 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 7th day of February 19 96

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

STATE OF TENNESSEE
COUNTY OF

P. 9943-580

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 _____.

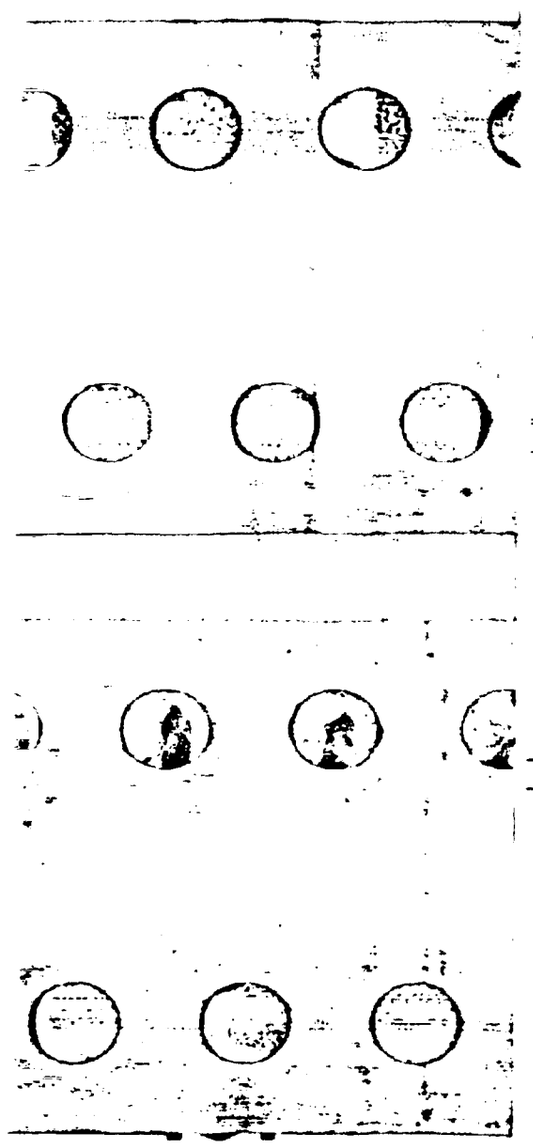
Witness my hand and official seal at office at Brentwood, TN on this the 7th day of February 19 96.

My commission expires May 16, 1999

TERRY L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 5-16-99



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9943 PG 581

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	
	279910.00
CON TX	1035.63
PRFEE	1.00
WDEED	8.00
TOTAL	1044.63
CHECK	1044.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149041
IDENTIF. & REFERENCE

95 FEB -9 AM 9:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1004751