Realty 48

WARRANTY DEED

BOOK 10070 PG 663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,452.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

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

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
Steven C. Crabtree (NAME)	SouthTrust Mortgage Company (NAME)	151-09-0-A 159.00
109 Cambridge Close (ADDRESS)	110 Office Park Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35223 (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 Steven C. Crabtree and wife, Deborah L. Crabtree

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. 159 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 9870, Page 405, 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.

96 JUN -3 PM 1:42
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

U188022
IDENTIF. & REFERENCE

Unimproved ( )
This is improved (X) property, known as 109 Cambridge Close, 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 31st day of May 19 96

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

STATE OF TENNESSEE
COUNTY OF

BOOK 10070 PG 664

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 31st day of May 19 96.

My commission expires May 16, 1999

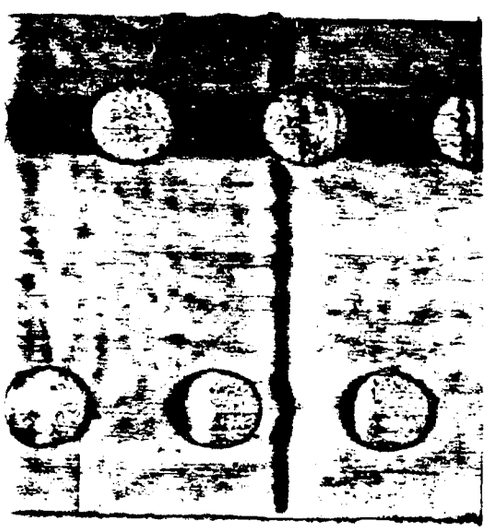
TERESA L. [illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY
My Commission Expires 5-16-99

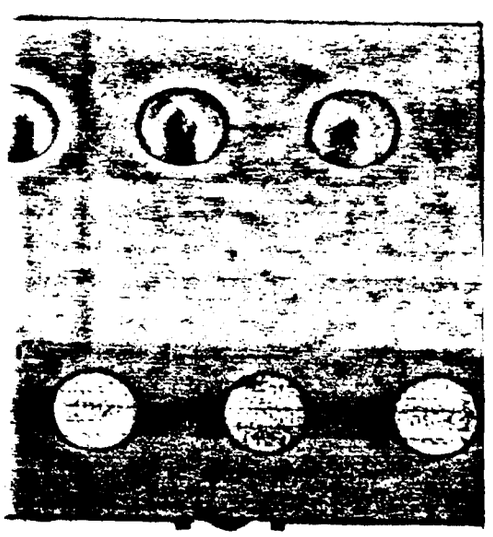
Notary Public

3368 96/03 0101 03CHECK

Page 2 of 2

96.68





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 665

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 180452.00
CON TX 667.68
PRFEE 1.00
WDEED 8.00
TOTAL 676.68
CHECK 676.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8368

0188022 IDENTIF. & REFERENCE

96 JUN -3 PM 1:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046257