Realty 98

WARRANTY DEED

BOOK 10258 PG 346

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

× Jim E Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON

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
James E. Harper (NAME)	NationsBanc Mortgage Corporation (NAME)	147-07-0-A 002
4958 Edmondson Pike #2 (ADDRESS)	P. O. Box 353 (ADDRESS)	
Nashville, TN 37211 (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 James E. Harper and Karen J. Osborn, as tenants in common with the right of survivorship

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 Unit No. 2 on the Plan of Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, 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 10033, Page 513, 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 1850, Page 566 and amended in Book 4750, Page 536; Declaration of CCR in Book 5197, Page 544; Bylaws in Book 5197, Page 585; Easement in Book 3255, Page 532; Rules and Regulations in Book 6636, Page 970; Quitclaim Deed in Book 5201, Page 958; Storm Water Detention Agreement in Book 10010, Page 45, and all matters shown on the Plan of Record in Book 1629, Page 117; Book 4675, Page 66 and Book 5050, Page 101.

0246270
IDENTIF. ↑ REFERENCE
96 NOV 13 PM 2:46
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 4958 Edmondson Pike #2, Nashville, TN 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
( ) unimproved

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 12th day of November 19 96

Radnor Homes, Inc.
By:
Thomas C. Sizzler, Financial Manager

STATE OF TENNESSEE
COUNTY OF

BK/10258PG347

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 12th day of November 19 96 .

My commission expires May 16, 1999

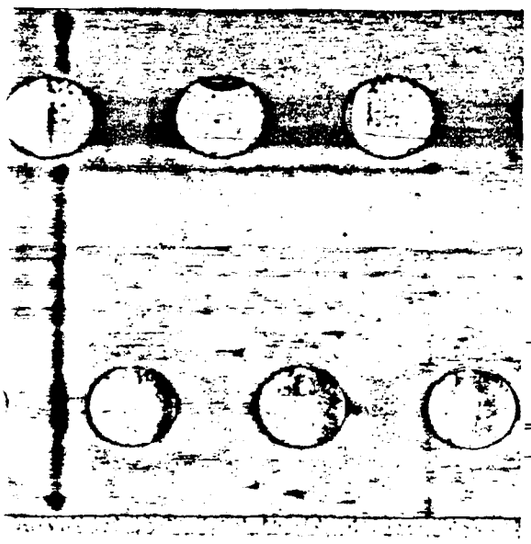
TERESA L. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

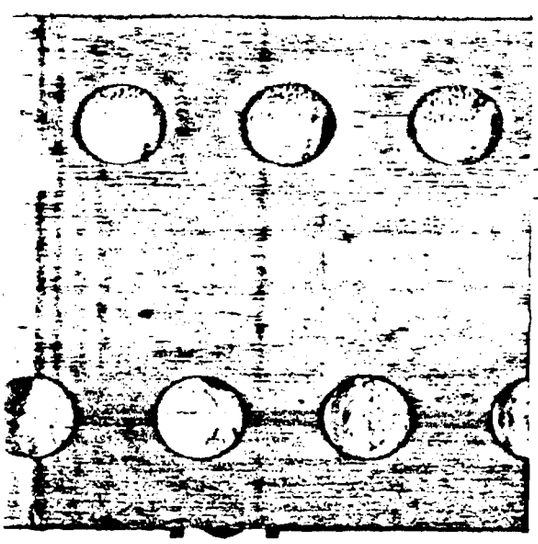
My Commission Expires 5-16-99

_____
Notary Public

0959 11/13 0101 03CHECK

299.45





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10258 PG 348

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	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	8.00
TOTAL	299.45
CHECK	299.45

11/13/96 01 14:49 0001 0959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246270
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087851