Realty 48

WARRANTY DEED

BOOK 10424 PG 561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Charles M. Bernyk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 97

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
Charles M. Bernyk (NAME)	Chase Manhattan Mortgage (NAME)	87 09 64
104 Nancy Court (ADDRESS)	343 Thornall Street (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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 Charles M. Bernyk and wife, Linda M. Bernyk

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. 9 on the Plan of New Hope Estates, Phase One, of record in Plat Book 9700, Page 319, 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 Lane Family Partners, L.P. of record in Book 10315, Page 759, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Restrictions in Book 10208, Page 744; Easements of record in Book 221, Page 384; Book 7216, Page 477 and Corrected in Book 8111, Page 562; Book 8111, Page 567; Book 9550, Page 330; Agreement for Dedication of Easement in Book 6909, Page 840, and all matters shown on the Plan of Record.

97 APR 22 PM 12:22

IDENTIFICATION REFERENCE

02967 07

unimproved ( )
This is improved (X) property, known as 104 Nancy Court, Hermitage, TN 37076
(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 21st day of April 19 97

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

BOOK 10424 PG 562

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

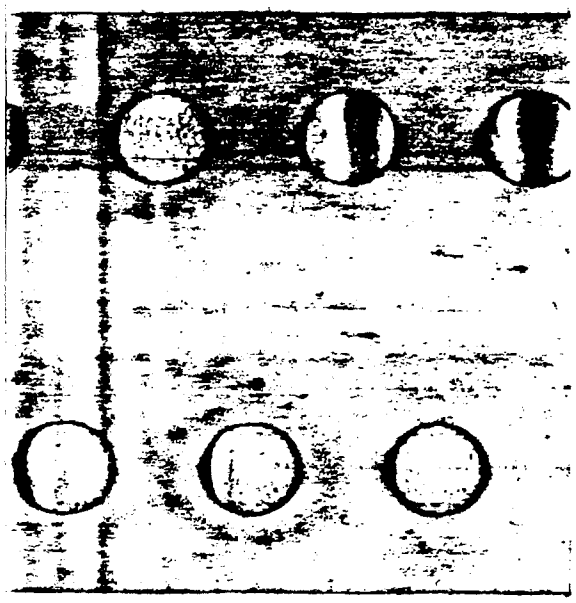
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Financial Manager and _____ respectively of the Radnor Homes, Inc. the 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 _____.

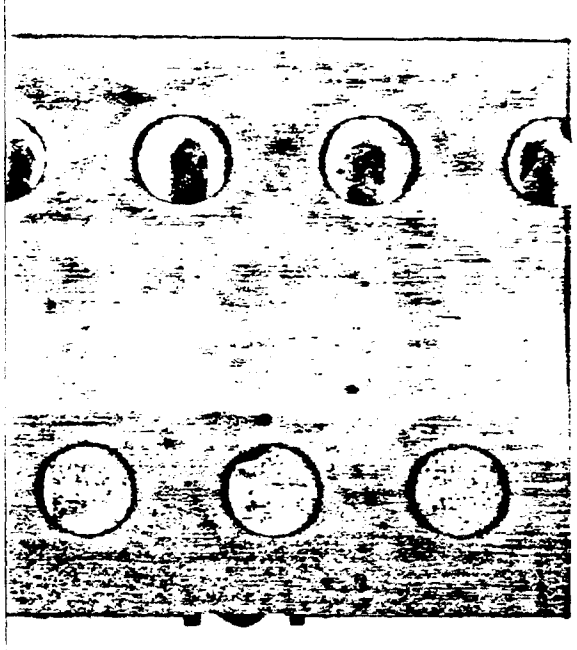
Witness my hand and official seal at office at Brentwood, TN on this the 21st day of April 19 97 .

My commission expires May 16, 1999 _____
Notary Public

2019 04/22 0101 CHECK

554.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10424 PG 563

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

1475C3-00

CON TX	545.75
PRFEE	1.00
WDEED	8.00
TOTAL	554.75
CHECK	554.75

04/22/97 01 12:28 0001 2019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02296707

IDENTIF. & REFERENCE

97 APR 22 PM 12:22

REGISTER
DAVIDSON COUNTY, TN.

No. 1142150