Realty 48

BOOK 10601 PG 874

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,377.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 97
Notary Public
My Commission Expires 6-16-99
MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Ann Craft (NAME)	First Union Mortgage Corp. (NAME)	171-03-0-B
641 Old Hickory Blvd., Unit 21 (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	040.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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 Christine Ann Craft and Charles Robert Celania 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. 11 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, 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 Dorothy Niederhauser Wallman, Helen Neiderhauser Parker, Freddie Niederhauser Phillips, Lynn Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthey of record in Book 10100, Page 639 and rerecorded in Book 10186, Page 934, 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 7798, Page 843, Book 10126, Page 435; Book 10224, Page 683 and corrected in Book 10294, Page 850; Bylaws in Book 10126, Page 489 and Book 10275, Page 959; Easements in Book 7993, Page 269; Book 7851, Page 712; Book 7358, Page 643; Book 9607, Page 431; Dedication of site drainage easement in Book 10012, Page 756; Charter in Book 10126, Page 430, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., Unit 21, 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 2nd day of September 19 97

Radnor Homes, Inc.
By:
Thomas J. Sitzler, Vice President

BOOK 10601 PG 875

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

Witness my hand and official seal at office at Brentwood, TN on this the 2nd day of September 19 97 .

My commission expires May 16, 1999

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires 5-16-99

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 SEP -9 AM 11:25

[illegible] EXEMPT

6582 09/09 0101 03CHECK

772.60

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

RECEIVED OF _____

FOR _____

BOOK 10601 PG 876

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 206377.00
CON TX 763.60
PRFEE 1.00
WDEED 8.00
TOTAL 772.60
CHECK 772.60
09/09/97 01 11:24 0001 6592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034,6655
IDENTIFICATION REFERENCE

97 SEP -9 AM 11:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1196053