81/44

BOOK 10610 PG 106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,089,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September, 19 97

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radnor Homes, Inc.	SAME	PART OF 171 #94
(NAME)	(NAME)	
Cloverland Drive		& 171#20
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, James Edward Brown, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Radnor Homes, Inc.

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:

Being a 21.787 more or less acre tract of land lying in the 32nd Councilmanic District of Davidson County, and being a portion of the property conveyed to James Edward Brown as evidenced by instruments of record in Book 5676, page 384 and Book 10115, page 755, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way of Cloverland Drive, said point being the most southeasterly corner of Lot 2 on the plan of First Revision, Blackman Subdivision, of record in Plat Book 8250, page 583, Register's Office Davidson County, Tennessee, said point also being the most southwesterly corner of the aforementioned Brown Property; Thence with the common line of said Lot 2, Blackman Subdivision, the following calls:

North 01 Degrees 53 Minutes 21 Seconds West a distance of 306.07 Feet to an iron pin (old;) Thence North 03 Degrees 27 Minutes 26 Seconds East a distance of 135.41 Feet to an iron pin (old); Thence North 87 Degrees 45 Minutes 49 Seconds West a distance of 237.47 Feet to an iron pin set in the easterly line of the Joseph P. Fedun, et ux Property of record in Book 9432, page 422, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Fedun Property, North 03 Degrees 22 Minutes 10 Seconds East a distance of 195.65 Feet to an iron rod (old); Thence with the easterly line of Joseph A. Wall, Jr., et ux Property of record in Book 8733, page 901, Register's Office Davidson County, Tennessee, North 03 Degrees 44 Minutes 25 Seconds East a distance of 308.45 Feet to a fence corner; Thence with the easterly line of the Ira T. Adams Property, of record in Book 5426, page 591, Register's Office Davidson County, Tennessee, North 03 Degrees 07 Minutes 22 Seconds East a distance of 577.21 Feet to an iron pin (set); Thence with the

CONTINUED

unimproved ( )
This is improved (X) property, known as Cloverland Drive, 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 15th day of September, 19 97

James Edward Brown

Rebecca Sue Brown

DCTN01W 12/88 1-800-626-5427

BOOK 10610 PG 107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Brown, married and wife, Rebecca Sue Brown

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 19 97

Commission expires April 22, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from James Edward Brown, to Radnor Homes, Inc..

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

9052 09/16 0101 03:CHECK 4043.60

97 SEP 16 AM 10:28

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

034694

LEGAL DESCRIPTION CONTINUATION

easterly line of the John Moore, et ux, Property of record in Book 4131, page 193, Register's Office Davidson County, Tennessee, North 03 Degrees 46 Minutes 28 Seconds East a distance of 480.37 Feet to an iron pin (old); Thence with the easterly line of the John H. Dunn, et ux, Property of record in Book 4036, page 459, Register's Office Davidson County, Tennessee, North 02 Degrees 52 Minutes 13 Seconds East a distance of 129.44 Feet to an iron pin (old); Thence continuing with a southerly line of said Dunn Property, South 84 Degrees 08 Minutes 18 Seconds East a distance of 39.50 Feet to an iron pin set at the most southwesterly corner of the Harry J. Adams Property of record in Book 4378, page 29, Register's Office Davidson County, Tennessee; Thence with the southerly line of said Adams Property, South 86 Degrees 49 Minutes 04 Seconds East a distance of 344.99 Feet to an iron pin (old); Thence with the southerly line of Lot 11 on the plan of Montgomery Place, of record in Plat Book 7900, page 922, Register's Office Davidson County, Tennessee, South 87 Degrees 51 Minutes 19 Seconds East a distance of 49.17 Feet to an iron pin (new); Thence with a new line, severing said Brown Property, the following calls:

South 05 Degrees 24 Minutes 33 Seconds West a distance of 256.30 Feet to a point; Thence South 12 Degrees 00 Minutes 30 Seconds West a distance of 412.03 Feet to a point; Thence South 14 Degrees 06 Minutes 20 Seconds West a distance of 240.00 Feet to a point; Thence South 07 Degrees 20 Minutes 04 Seconds West a distance of 107.07 Feet to a point; Thence South 21 Degrees 17 Minutes 04 Seconds East a distance of 148.97 Feet to a point; Thence South 29 Degrees 55 Minutes 53 Seconds East a distance of 219.60 Feet to a point; Thence North 63 Degrees 51 Minutes 33 Seconds East a distance of 70.75 Feet to a point; Thence South 30 Degrees 16 Minutes 37 Seconds East a distance of 50.13 Feet to a point; Thence South 26 Degrees 08 Minutes 27 Seconds East a distance of 184.36 Feet to a point; Thence North 80 Degrees 56 Minutes 00 Seconds East a distance of 22.95 Feet to a point in the westerly line of the property conveyed to Rebecca Sue Brown as evidenced by instrument of record in Book 5676, page 386, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Rebecca Sue Brown Property, South 03 Degrees 21 Minutes 46 Seconds West a distance of 630.74 Feet to a point in the northerly right-of-way of Cloverland Drive; Thence with said right-of-way of Cloverland Drive, North 87 Degrees 48 Minutes 41 Seconds West a distance of 432.44 Feet to the point of beginning, containing 949027 square feet or 21.787 acres, more or less.

Being part of the property conveyed to James Edward Brown and wife, Rebecca Brown by deed from John W. Blackman, Jr. and wife, Matoka Blackman, and Anne Blackman Olson and husband, Donald Olson, of record in Book 4841, page 576, Register's Office for Davidson County, Tennessee. The said Rebecca Sue Brown, having quitclaimed her interests in said property to James Edward Brown of record in Deed Book 5676, page 384, Register's Office for said County.

And being part of the same property conveyed to Jim Ed Brown, married by deed from John W. Blackman, Jr. and wife, Matoka Blackman of record in Book 10115, page 755, Register's Office for Davidson County, Tennessee.

And I, Rebecca Sue Brown, wife of the within named James Edward Brown join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

It is hereby understood and agreed that the said James Edward Brown and Jim Ed Brown, being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 109

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
1089350.00
CON TX 4030.60
PRFEE 1.00
WDEED 12.00
TOTAL 4043.60
CHECK 4043.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 31 0001 9052

0348943
IDENTIF. # REFERENCE

97 SEP 16 AM 10: 28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1198482