48
Rec

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Book 10649 Pg 985

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,537.00

Affiant

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

Notary Public

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

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard A. Simons, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	171-03-0-A
5304 Fredericksburg Way West (ADDRESS)	P. O. Box 353 (ADDRESS)	139.00CO
Brentwood, TN 37027 (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 Bernard A. Simons, Jr. and wife, Janet M. Simons

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. 100 on the Plan of Section 6A, Fredericksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Radnor Homes, Inc. by deed from Radnor Development Corporation of record in Book 1006, Page 81, Register's Office for Davidson County, TN.

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

Subject to Restrictive Covenants of record in Book 8920, Page 65, Book 9500, Page 393 and Book 9860, Page 840; Restictions of record in Book 7798, Page 843; Easement of record in Book 7993, Page 269; Easement for the flow of any creeks, streams or branches; Easement of record in Book 7851, Page 712; Corporation Charter of record in Book 8920, Page 40; Amenities of record in Book 9443, Page 538 and shown in Plat Book 7900, Page 807; Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124; By-laws of record in Book 8920, Page 45; and all matters shown on Plan of Record.

unimproved ( )
This is improved (X) property, known as 5304 Fredericksburg Way West, 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 October 19 97

Radnor Homes, Inc.
By:

STATE OF TENNESSEE
COUNTY OF

BOOK 10649 PG 986

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 _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he 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 Brentwood, TN on this the 15th day of October 19 97.

My commission expires May 16, 1999

_____
Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

IDENTIFICATION REFERENCE

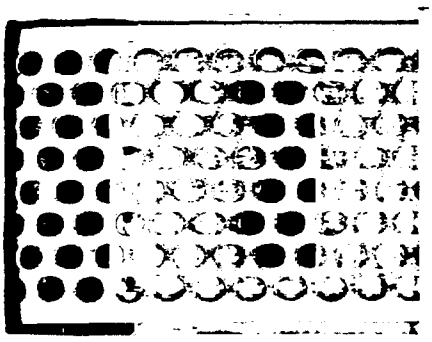
0360280

97 OCT 17 PM 2:47

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

1247 10/17 0101 03CHECK

913.7



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10649 PG 987

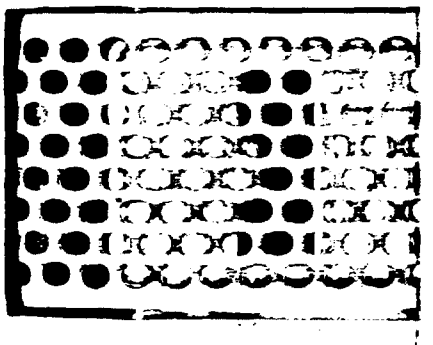
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 244537.00
CON TX 904.79
PRFEE 1.00
WDEED 8.00
TOTAL 913.79
CHECK 913.79

10/17/97 01 14:51 0001 1247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0360280
IDENTIFICATION REFERENCE

97 OCT 17 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210535