Ke

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10743 PG 737
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,743.00

X Ronald E. Cripps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 97

Notary Public

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

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

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
Ronald E. Cripps (NAME)	NationsBanc Mortgage Corporation (NAME)	151-09-0-A
4405 Benchmark Drive (ADDRESS)	P. O. Box 353 (ADDRESS)	196.00CO
Antioch, TN 37013 (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 Ronald E. Cripps and wife, Lorna G. Cripps

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. 196 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Page 763 & 764, 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 JCH Development Company, Inc. of record in Book 10593, Page 477, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942; Easements in Book 9588, Page 930, Book 4717, Page 515, Book 8197, Page 288, Book 2336, Page 532, Book 4428, Page 568; Judgement for Easement in Book 4535, Page 351; Charter in Book 9433, Page 953; Conveyance in Book 9988, Page 793, Book 9988, Page 821, Book 9432, Page 792, Certificate of Resolution in Book 9432, Page 789; Surveyor's Certificate of Correction in Book 9473, Page 43 and all matters shown on the plan of record.

IDENTIF. + REFERENCE 0386121

98 JAN -2 AM 10:49

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

unimproved ( )
This is improved (X) property, known as 4405 Benchmark Drive, Antioch, TN 37013
(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 31st day of December 19 97

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

7725 01/02 0101 03CHECK 740.65

BOOK 10743 PG 738

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 31st day of December 19 97.

My commission expires May 16, 1999

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

Notary Public

My Commission Expires: 5-16-99

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

RECEIVED OF _____

FOR _____ BOOK 10743 PG 739

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 197743.00
CON TX 731.65
PRFEE 1.00
WDEED 8.00
TOTAL 740.65
CHECK 740.65

01/02/98 01 10:51 0001 7725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386121
IDENTIF. & REFERENCE

98 JAN -2 AM 10:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1238408