# WARRANTY DEED

STATE OF TENNESSEE BOOK 10784 PG 176
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 180,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 19 98
Notary Public
MY COMMISSION EXPIRES: 10/26/98
(AFFIX SEAL)

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**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 |
|---|---|---|
| Rick R. Blackburn (NAME) | New Owner (NAME) | 171-03-B-62 |
| 1076 Wilshire Way ~~1076 109 Townhomes of Fredericksburg~~ (ADDRESS) | (NAME) | |
| Brentwood Tn. 37027 ~~Brentwood TN~~ (CITY) (STATE) (ZIP) | (ADDRESS) (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 Rick R. Blackburn and wife, Karen S. Blackburn

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, Tennessee, being Unit No. 109 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 461, 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, et al, of record in Book 10100, Page 639 and in Book 10186, Page 934, said Register's Office.

Subject to restrictions of record in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 0628, Page 517; By-Laws in Book 10126, Page 489, Book 10275, Page 959; Easement in Book 7993, Page 269; Charter in Book 10126, Page 430; Restrictions in Book 7798, Page 843; Easement in Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431; Dedication in Book 10012, Page 756, and all matter shown on the Plan of Record.

0397710

IDENTIF. & REFERENCE

98 FEB -5 AM 10:43

DAVIDSON COUNTY, TN.

0164 02/05 0101 03CHECK 675.00

unimproved ( )
This is improved ( X ) property, known as Unit 109 Townhomes of Fred'burg, Brentwood, TN
(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 30th day of January 19 98

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

STATE OF TENNESSEE
COUNTY OF

BOOK 10784 PG 177

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 ~~Tom Sitzler~~ 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 Vice President as such _____, and attesting the same by the said Thomas J. Sitzler as such Vice President.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of January 19 98.

My commission expires 8/24/98

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10784 PG 178

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TO - 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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

02/05/98 01 10:46 0001 0164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397710
IDENTIF. A REFERENCE

98 FEB -5 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

No.1250718