Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10847 PG 724
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 218,028.00

Sherry U. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March 1998

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 and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry U. Johnson (NAME)	Chase Manhattan Mortgage (NAME)	171-03-0-A 169.00
1309 Fort Sumter Place (ADDRESS)	343 Thornall Street (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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 Sherry U. Johnson

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. 65 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 151, 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 quitclaim deed from Radnor Development Corporation of record in Book 10066, Page 81, 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 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10453, Page 931; Book 10694, Page 541 and Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the Plan of Record.

041493

IDENTIF. A REFERENCE

98 MAR 20 PM 2:02

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

unimproved ( )
This is improved (X) property, known as 1309 Fort Sumter Place, 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 19th day of March 19 98

Radnor Homes, Inc.
By:
David C. McGowan, Jr., President

BOOK 10847 PG 725

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 _____David C. McGowan, Jr._____ and _____ with whom I am personally acquainted and who upon_____his_____ oath(s) acknowledged _____himself_____ to be the _____President_____ and _____ respectively of the _____Radnor Homes, Inc._____ the within named bargainor, and corporation, and that _____he_____ as such _____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 _____David C. McGowan, Jr._____ as such _____President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Brentwood, TN_____ on this the _____19th_____ day of _____March_____ 19_98_ .

My commission expires _____May 16, 1999_____ _____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

8753 03/20 0101 03CHECK 815.70

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 726

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 218028.00	
			CON TX 806.70	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 815.70	
			CHECK 815.70	
03/20/98	01		14:01 0001 8753	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR 20 PM 2:02

0414933
IDENTIF. ↑ REFERENCE

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269097