This Instrument Prepared By:
Denise Andre, Attorney at Law
307 City Hall Mall
Franklin, TN 37064

Map 171-2A/11 Co, Group ___
Parcel ___

Field Bk. No. not available

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Permanent Mortgage Services, Inc.	Carolyn H. Waugh	Permanent Mortgage Ser., Inc.
329 Main Street, P.O. Box 3117	104 Villa View Court	329 Main Street, P.O. Box 3117
Evansville, Indiana 47730	Brentwood, Tenn. 37027	Evansville, Indiana 47730

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, RADNOR HOMES, INC., a Delaware corporation, has bargained and sold and by these presents do transfer and convey unto CAROLYN H. WAUGH, unmarried, her heirs and assigns forever, the following described property, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 11 of Building 2, on the Plan of Brentwood Villa Condominium, Phase I, a Horizontal Property Regime, as established by Master Deed of record in Book 6923, page 943, and amended in Book 7035, page 115, Register's Office of Davidson County, Tennessee, and as shown and more completely described on the Plat of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 5, said Register's Office to which Plan reference is herein made for a more complete and accurate description of the subject property.

Being a portion of the same property conveyed to Radnor/Nashville Corporation, a Tennesse corporation, by deed from W. Wayne Leroy, Substitute Trustee, of record in Book 5934, page 106, Register's Office of Davidson County, Tennessee. See also quitclaim deed from Radnor/Nashville Corporation, a Tennessee corporation, to Radnor Homes, Inc., a Delaware corporation, of record in Book [illegible], page [illegible], Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1987 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters shown on the Plan of Brentwood Villa Condominium, Phase I, of record in Plat Book 6900, page 4, and amended in Book 6900, page 5, Register's Office of Davidson County, Tennessee.

3. This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws and Charter for the administration, thereof; and is subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115, and the By-laws of

record in Book 6923, page 986, Register's Office of Davidson County, Tennessee.

4. Easement and/or right-of-way to Metropolitan Government of Nashville and Davidson County for water mains and appurtenances of record in Book 5155, page 164, Register's Office of Davidson County, Tennessee.

5. Storm water detention aggreement of record in Book 6385, page 814, Register's Office of Davidson County, Tennessee.

6. All matters set out in the Master Deed of Brentwood Villa Condominium of record in Book 6923, page 943, as amended in Book 7035, page 115, Register's Office of Davidson County, Tennessee.

7. By-laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in Book 6923, page 986, Register's Office of Davidson County, Tennessee.

8. Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6924, page 5, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 27th day of April, 1987.

- 9 U 5

IDENTIFI REFERENCE

APR 29 9 11 AM '87

FELIA C. WILSON JR. REGISTER DAVIDSON COUNTY, TN

RADNOR/NASHVILLE CORPORATION, INC.

BY: Richard A. Reed

Richard A. Reed, Vice President
Party of the First Part

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, [illegible], a Notary Public for the State and County aforesaid, personally appeared RICHARD A. REED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of RADNOR/NASHVILLE CORPORATION, INC., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office, on this 27 day of April, 1987.

My Commission Expires:
1-9-91

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $[illegible].

Affiant

Sworn to and subscribed before me on this the 27th day of April, 1987.

My Commission Expires:
5-21-90

Notary Public

NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 7218 PAGE 157

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

109000.00- CAMT.
307.50 CSTAX
.50 PRFE
6.00 WDC D
CHECK 314.00-
C273484/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1990 905
Gastly Reference
Apr 29 9:11 Am '87
Felix Z. Wilson II Reg
Davidson Co. Tenn

No. 74978