Realty 48

pfk90:10/26/87

BOOK 7444 PAGE 207

5091 01/06 0101 03CHECK 25

WARRANTY DEED

JAN 6 1 47 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 5 7 8 2

FROM: Burton Hills Properties,
a Kentucky general partnership

TO: Radnor Homes, Inc.

Address New Owner(s) follows:

5650 Saundersville Road
Old Hickory, Tennessee 37138

Send Tax Bills to: Owner

Map/Parcel as
131-6-C
P 70 ch

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,854.31 .

Affiant

Subscribed and sworn to before me, this the 24th day of November, 1987.

Notary Public

My Commission Expires: 11-23-89

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Burton Hills Properties, a Kentucky general partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Radnor Homes, Inc.

, hereinafter called "Grantee", (whether one or more persons or entities), Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 109 as shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page 222, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Burton Hills Properties, a Kentucky general partnership, by Special Warranty Deed from David Lipscomb College, a Tennessee not-for-profit corporation, of record in Book 6326, page 580 said Register's Office.

The above property is conveyed subject to the exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

REV: 11/06/87

This is improved property known as Lot 109, Village of Ravenwood _____, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possesed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of all encumbrances except those exceptions listed in Exhibit A attached hereto.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on the 24th day of November, 1987.

BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: _____

"GRANTOR"

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Hampton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be an authorized agent of Burton Hills Properties, a Kentucky general partnership, the within named Bargainor, and that he as such authorized agent of Burton Hills Properties, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Burton Hills Properties.

Witness my hand and seal, in Louisville, Kentucky, this the 24th day of November, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 11-23-89

Village of Ravenwood

EXHIBIT A

Exceptions to Title

1. 1987 Metropolitan Government taxes not yet due and payable.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills Village of Ravenwood Association, Inc., dated April 1, 1987, of record in Book 7189, page 67, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and in Book 7146, page 188, said Register's Office.

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

8. All matters as shown on the Plat of record in Book 6250, page 978, said Register's Office.

9. All matters shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page 55, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Ravenwood dated December 16, 1986, of record in Book 7071, page 460, as amended, said Register's Office.

11. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

12. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

13. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 411, said Register's Office.

14. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 416, said Register's Office.

15. Maximum Square Footage Allocations instrument of record in Book 7147, page 421, said Register's Office.

REV: 11/06/87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7444 PAGE 210

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 87854.31
				CON TX 246.12
				PRFEE 0.50
				WDEED 9.00
				TOTAL 255.62
				CHECK 255.62

01/06/98 01 13:51 0001 6081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.7 8.2

IDENTIFICATION REFERENCE

JAN 6 1 47 PM '98

DAVIDSON COUNTY, TN

No. 51110