FROM: DOROTHY NIEDERHAUSER WALLMAN, HELEN NIEDERHAUSER PARKER, FREDDIE NIEDERHAUSER PHILLIPS, LYNNE WALLMAN REED, RICHARD FREDERICK WALLMAN, PATRICIA PARKER NEWTON AND PAMELA PARKER MCCARTHY

TO: RADNOR HOMES, INC.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Radnor Homes, Inc. 5544 Franklin Rd, Ste 200 Nashville, TN 37220	SAME	Map 171 Part of Parcel 89

THIS INSTRUMENT PREPARED BY: Stephen C. Baker, Attorney at Law, Waller, Lansden, Dortch & Davis 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $346,267.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 1993.

Notary Public

My Comm. Expires: 11/19/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Radnor Homes, Inc., hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a 9.754 more or less acre tract of land lying in the 32nd Councilmanic district of Davidson County, Tennessee, and being a portion of the property conveyed to Fred von Niederhauser et ux by deed of record in Book 699, page 778, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Manassas Drive, said point being the most southeasterly corner of Lot 183 on the plan of Fredericksburg, Section IA, as of record in Book 7900 page 529, Register's Office Davidson County, Tennessee; thence with the easterly line of said Lot 183, North 19 degrees 19 minutes 49 seconds West a distance of 118.00 feet to a point; thence North 61 degrees 51 minutes 35 seconds East a distance of 148.47 feet

to a point; thence North 47 degrees 28 minutes 04 seconds East a distance of 236.01 feet to a point; thence North 15 degrees 57 minutes 08 seconds East a distance of 136.04 feet to a point; thence North 04 degrees 36 minutes 27 seconds East a distance of 543.00 feet to a point; thence South 85 degrees 23 minutes 33 seconds East a distance of 150.00 feet to a point; thence South 04 degrees 36 minutes 27 seconds West a distance of 4.34 feet to a point; thence South 85 degrees 23 minutes 33 seconds East a distance of 105.00 feet to a point; thence South 54 degrees 14 minutes 38 seconds East a distance of 17.53 feet to an existing iron pin at the most northwesterly corner of Lot 108 on the plan of "Resubdivision of Lots 106-108, Cloverland Acres, Section 11", as of record in Book 5190 page 462, Register's Office Davidson County, Tennessee; thence with the westerly line of lots 106 & 108 on said plan of "Resubdivision of Lots 106-108", and with the westerly line of Cloverland Acres, Section 11, as of record in Book 5200 page 93, Register's Office Davidson County, Tennessee, South 04 degrees 36 minutes 27 seconds West a distance of 697.41 feet to an existing iron pin; thence continuing with the westerly line of Cloverland Acres, Section 11, and with the westerly line of Cloverland Acres, Section 10, as of record in Book 4955, page 103, Register's Office Davidson County, Tennessee, South 05 degrees 18 minutes 04 seconds West a distance of 524.78 feet to an existing concrete monument; thence leaving the line of Cloverland Acres, Section 10, North 72 degrees 34 minutes 14 seconds West a distance of 384.48 feet to a point; thence South 74 degrees 58 minutes 38 seconds West a distance of 94.44 feet to a point; thence North 19 degrees 19 minutes 49 seconds West a distance of 158.00 feet to the point of beginning, containing 9.754 acres, more or less.

Being part of the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, by Installment Deed from John P. Frank and wife, Jessie Dora Frank, of record in Book 699, page 778, Register's Office for Davidson County, Tennessee; and being part of the same property vested in Dorothy Niederhauser Wallman, Helen Niederhauser Parker and Freddie Niederhauser Phillips as Devisees under the Last Will and Testament of Cleo Roy Niederhauser, of record in Will Book 99, page 62, Probate Court for said County. The said Fred Von Niederhauser having predeceased Cleo Von Niederhauser. Also being part of the same property conveyed to Lynne Wallman Reed and Richard Frederick Wallman by Quitclaim Deed from Dorothy Niederhauser Wallman, of record in Book 8817, page 256, and Book 8839, page 54, said Register's Office; and part of the same property conveyed to Patricia Parker Newton and Pamela Parker McCarthy by Quitclaim Deed from Helen Niederhauser Parker, of record in Book 8876, page 648, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1993 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 their hands this 4th day of November, 1993.

Dorothy Niederhauser Wallman by
Edmond D. Phillips, attorney-in-fact

Helen Niederhauser Parker by
Edmond D. Phillips, attorney-in-fact

Freddie Niederhauser Phillips by
Edmond D. Phillips, attorney-in-fact

Lynne Wallman Reed by
Edmond D. Phillips, attorney-in-fact

Richard Frederick Wallman by
Edmond D. Phillips, attorney-in-fact

Patricia Parker Newton by
Edmond D. Phillips, attorney-in-fact

Pamela Parker McCarthy by
Edmond D. Phillips, attorney-in-fact

10033FE0
13113802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marna L. Sanford, a Notary Public in and for the County and State aforesaid, Edmond D. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument in behalf of, and as Attorney-in-Fact for Helen Niederhauser Parker, Freddie Niederhauser Phillips, Richard Frederick Wallman, Patricia Parker Newton, Pamela Parker McCarthy, Dorothy Niederhauser Wallman and Lynne Wallman Reed, and acknowledged that he executed the same as the free act and deed of said Helen Niederhauser Parker, Freddie Niederhauser Phillips, Richard Frederick Wallman, Patricia Parker Newton, Pamela Parker McCarthy, Dorothy Niederhauser Wallman and Lynne Wallman Reed and on their behalf, for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 4th day of November, 1993.

Marna L. Sanford
Notary Public

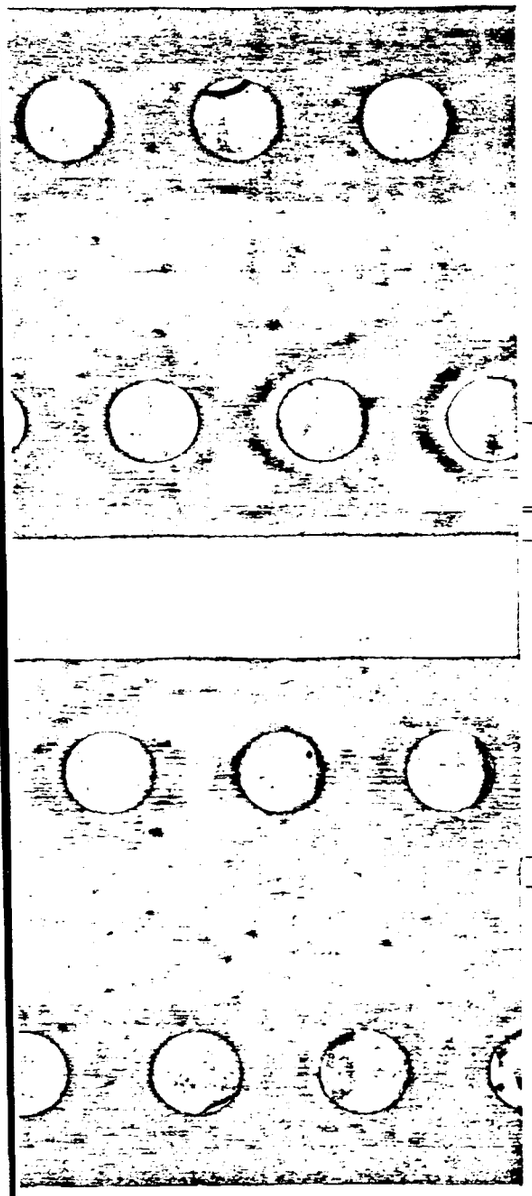
My Commission Expires: June 30, 1996

84306
IDENTIFICATION REFERENCE

93 NOV 10 PM 12:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5827 11/10 0101 03CHECK 1298.31

10033FE0
13113802



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

RECEIVED OF _____

FOR _____

BOOK 9147 PAGE 680

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				LAMT 346267.00
				CON TX 1281.31
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1298.31
				CHECK 1298.31
11/10/93	01			12:48 0001 6827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84306
IDENTIFICATION REFERENCE

93 NOV 10 PM 12:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 720627