BOOK S271 PAGE 779 JLR

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 DEVELOPMENT CORPORATION

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Radnor Development Corporation	SAME	Map 171
5544 Franklin Road, Suite 200		Part of Parcel 89
Nashville, Tennessee 37220		

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~~) Virginia
COUNTY OF ~~DAVIDSON~~) Fairfax

The actual consideration or value, whichever is greater, for this transfer is $201,959.50.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 1994.

Notary Public McLean, VA

My Comm. Expires: Dec. 31, 1996

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 Development Corporation, 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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS COPIED HEREIN).

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

1. 1994 Metropolitan Government taxes.

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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 March, 1994.

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

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STATE OF ~~TENNESSEE~~) Virginia
COUNTY OF ~~DAVIDSON~~) Fairfax

Personally appeared before me, JUDITH C. LANG, 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 McLean, VA this the 7th day of March, 1994.

Judith C. Lang
Notary Public

My Commission Expires: Dec 31, 1996

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EXHIBIT A

Being a 5.689 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 as evidenced by deed of record in Book 699, page 778, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey made by Anderson-Delk & Associates, Inc., as follows:

Beginning at a point on the northerly right-of-way of Cloverland Drive (60' right-of-way), said point being the most southwesterly corner of Lot 286 on the plan of Fredericksburg, Section 1A, of record in Book 7900, page 529, Register's Office Davidson County, Tennessee; thence with said right-of-way of Cloverland Drive, North 85 degrees 17 minutes 52 seconds West a distance of 580.05 feet to a point; thence leaving said right-of-way of Cloverland Drive and with the common line of the herein-described tract and the afore-mentioned plan of Fredericksburg, Section 1A, the following calls: North 04 degrees 42 minutes 08 seconds East a distance of 40.00 feet to a point; thence South 85 degrees 17 minutes 52 seconds East a distance of 104.08 feet to a point; thence North 21 degrees 45 minutes 14 seconds East a distance of 130.08 feet to a point on the southerly margin of Manassas Circle; thence with said margin of Manassas Circle, and with a curve to the left having a radius of 320.00 feet, a central angle of 03 degrees 46 minutes 17 seconds, a chord bearing and distance of South 70 degrees 07 minutes 54 seconds East, 21.06 feet, an arc distance of 21.06 feet to a point; thence continuing with the common line of Fredericksburg, Section 1A, the following calls: North 17 degrees 58 minutes 57 seconds East a distance of 140.03 feet to a point; thence South 82 degrees 04 minutes 10 seconds East a distance of 62.99 feet to a point; thence North 06 degrees 00 minutes 27 seconds East a distance of 71.43 feet to a point; thence North 74 degrees 58 minutes 38 seconds East a distance of 266.39 feet to a point; thence with the southerly line of the plan of Fredericksburg, Section Two, of record in Book 7900, page 640, Register's Office Davidson County, Tennessee, South 72 degrees 34 minutes 14 seconds East a distance of 384.48 feet to a point, said point being the most northwesterly corner of the Stephen E. Dickert et ux property of record in Book 6571, page 732, Register's Office Davidson County, Tennessee; thence with the westerly line of said Dickert Property, South 05 degrees 28 minutes 34 seconds West a distance of 218.22 feet to a point; thence leaving the westerly line of said Dickert Property and with the northerly line of Lots 286 and 287 on said plan of Fredericksburg, Section 1A, North 85 degrees 17 minutes 52 seconds West a distance of 302.03 feet to a point; thence with the westerly line of said Lot 286, South 04 degrees 42 minutes 08 seconds West a distance of 150.00 feet to the point of beginning, containing 5.689 acres, more or less.

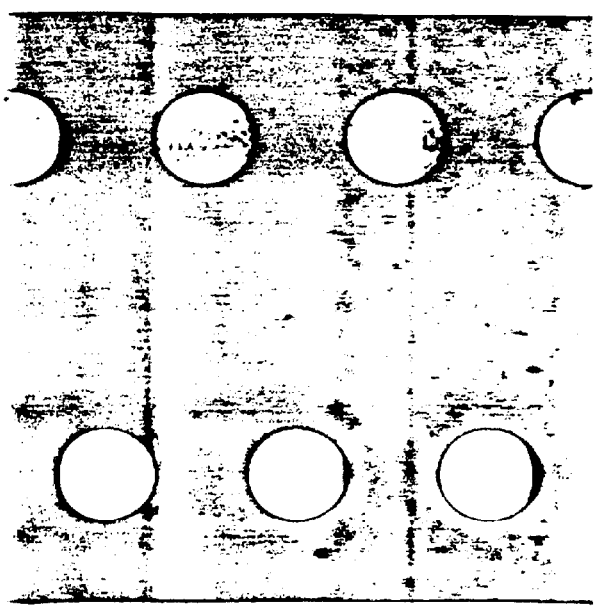
Being part of the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, by Installment Deed from John P. Frank and wife, Jessie Dora Frank, of record in Book 699, page 778, Register's Office for Davidson County, Tennessee; and being part of the same property vested in Dorothy 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, and Book 9243, page 562, said Register's Office.

25208
IDENTIF. & REFERENCE

94 MAR -8 AM 10:42
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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16030802



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9271 PAGE 783

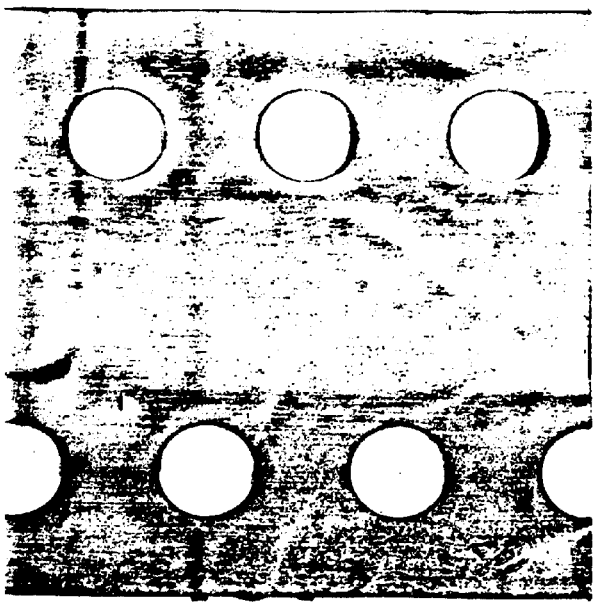
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 201959.50
CON TX 747.40
PRFEE 1.00
WDEED 16.00
TOTAL 764.40
CHECK 764.40

03/08/94 01 10:44 0001 9005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25208
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 10:42

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

No. 764409