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94 JUN -3 PM 3:12

MAIL ENV.

57359

RADNOR/MONTGOMERY
BBSJr/jas
5/23/94

ADDRESS NEW OWNERS:	TAX RESPONSIBILITY:	MAP-PARCEL NOS.
Radnor Development Corporation 5544 Franklin Road, Suite 200 Nashville, TN 37220	SAME	Map 160-16-A Parcels 11 & 15
THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Fred D. Montgomery, Gladys G. Montgomery, F. Don Montgomery, Jr., Barbara J. Montgomery, Walter F. Aiken, and Wanda M. Aiken (jointly and severally, "Grantors") have bargained and sold, and by these presents do transfer and convey unto Radnor Development Corporation, a Tennessee corporation ("Grantee"), its successors and assigns, certain parcels of land in Davidson County, Tennessee, more particularly described as Lots 22 and 26 on the Plat of Section One, Montgomery Place, of record in Plat Book 7900, page 708, in the Register's Office for Davidson County, Tennessee (the "Property"). (SEE EXHIBIT "B" FOR DERIVATION CLAUSE)

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

1885 06/03 0101 03CHECK 222.32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,332.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 27 day of May, 1994.

My Commission Expires 7-21-97

Notary Public

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved Property known as Lots 22 and 26, Section One, Montgomery Place Subdivision, Chadwick Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 26th day of May, 1994.

GRANTORS:

Fred D Montgomery
Fred D. Montgomery

Gladys G. Montgomery
Gladys G. Montgomery

F. Don Montgomery Jr
F. Don Montgomery, Jr.

Barbara J. Montgomery
Barbara J. Montgomery

Walter F Aiken
Walter F. Aiken

Wanda M. Aiken
Wanda M. Aiken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, Fred D. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, Gladys G. Montgomery, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, F. Don Montgomery, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, Barbara J. Montgomery, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, Walter F. Aiken, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public for the State and County aforesaid, Wanda M. Aiken, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1994.

Notary Public

My commission expires:
July 26, 1997

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. 1994 Davidson County taxes, a lien, not yet due and payable, which shall be prorated between the parties when the exact taxes for 1994 are assessed;

2. Water main easement of record in Book 8175, page 804, Register's Office for Davidson County, Tennessee;

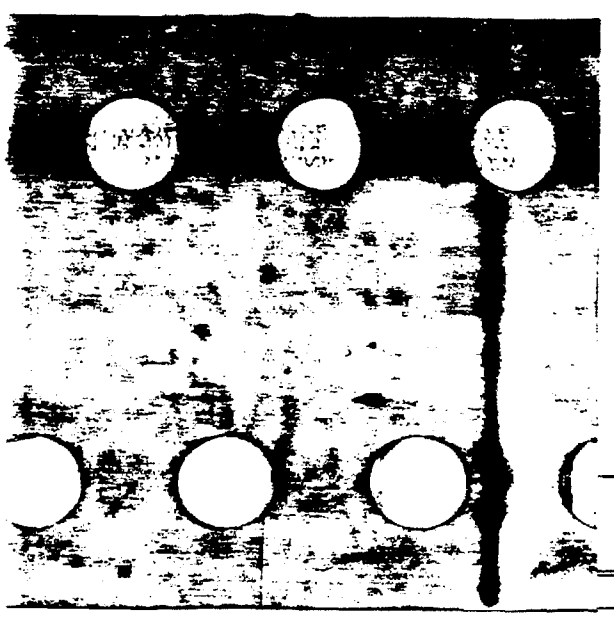
3. Sewer easement of record in Book 7322, page 326, Book 7322, page 341, Book 7322, page 344, and Book 6994, page 909, said Register's Office.

4. Easement for construction and maintenance of a drainage facility of record in Book 7859, page 371, said Register's Office; and,

5. Declaration of Covenants of record in Book 9307, page 681, said Register's Office.

EXHIBIT "B"

Being a part of a 12.489, more or less, acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being part of the same property conveyed to Walter F. Aiken, et ux, as of record in Deed Book 3994, page 436, Deed of Correction of record in Book 4022, page 304, and Deed Book 9058, page 578, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Fred D. Montgomery, et ux, as of record in Deed Book 3968, page 86, Deed Book 3974, page 331, Deed Book 4575, page 939, and Deed Book 5237, page 499, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to F. Don Montgomery, Jr., et ux, as of record in Book 5237, page 503, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to F. Don Montgomery, Jr., et ux, as of record in Book 5237, page 501 and as re-recorded in Book 5411, page 408, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

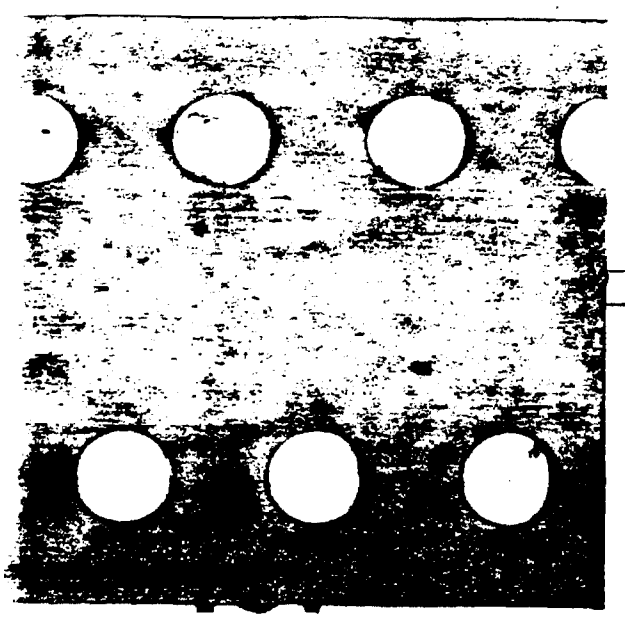
RECEIVED OF _____

FOR _____

BOOK 9368 PAGE 19

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 53332.00
CON TX 197.32
PRFEE 1.00
WDEED 24.00
TOTAL 222.32
CHECK 222.32

06/03/94 01 15:13 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57359
IDENTIF. / REFERENCE

94 JUN -3 PM 3:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 798856