#48

BOOK 9382 PAGE 593

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 Virginia)
COUNTY OF Fairfax)

The actual consideration or value, whichever is greater, for this transfer is $190,528.50.

94 JUN 20 AM 10:30
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

62537
IDENTIF. ↑ REFERENCE

Edward D. Phillips
Affiant

Subscribed and sworn to before me, this the 9th day of June, 1994.

Judith C Long
Notary Public

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:

Being a 5.367 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 as follows:

Beginning at a point on the southerly margin of Potomac Lane, said point being the most northeasterly corner of Lot 187 on the plan of Fredericksburg, Section 1A, of record in Book 7900, Page 529, Register's Office Davidson County, Tennessee; thence with the common line of the herein-described tract and said plan of Fredericksburg, Section 1A, North 11 degrees 01 minute 37

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seconds West a distance of 120.00 feet to a point; thence with the common line of the herein-described tract and Fredericksburg, Section 1B, of record in Book 7900, Page 552, Register's Office Davidson County, Tennessee, the following calls: North 15 degrees 47 minutes 35 second East a distance of 36.83 feet to a point; thence North 84 degrees 59 minutes 33 seconds East a distance of 39.83 feet to a point; thence North 46 degrees 39 minutes 44 seconds East a distance of 89.41 feet to a point; thence North 23 degrees 19 minutes 46 second East a distance of 76.00 feet to a point; thence North 04 degrees 36 minutes 27 seconds East a distance of 291.39 feet to a point; thence North 01 degrees 18 minutes 35 seconds West a distance of 74.02 feet to a point; thence North 17 degrees 04 minutes 38 seconds West a distance of 53.90 feet to a point; thence North 29 degrees 22 minutes 01 seconds West a distance of 117.00 feet to a point; thence leaving said line of Fredericksburg, Section 1B, and severing said Niederhauser Property, the following calls: North 60 degrees 37 minutes 59 seconds East a distance of 116.35 feet to a point; thence with a curve to the right having a radius of 325.00 feet, a central angle of 23 degrees 45 minutes 07 seconds, a chord bearing of North 72 degrees 30 minutes 32 seconds East, an arc distance of 134.73 feet to a point; thence South 05 degrees 36 minutes 55 seconds East a distance of 50.00 feet to a point; thence South 16 degrees 15 minutes 50 seconds East a distance of 115.06 feet to a point; thence North 72 degrees 02 minutes 11 seconds East a distance of 57.00 feet to a point, said point being the most northwesterly corner of Lot 169 on the plan of Fredericksburg, Section 2, of record in Book 7900, Page 640, Register's Office Davidson County, Tennessee; thence with the common line of the herein-described tract and said plan of Fredericksburg, Section 2, the following calls: South 04 degrees 36 minutes 27 seconds West a distance of 543.00 feet to a point; thence South 15 degrees 57 minutes 08 seconds West a distance of 136.04 feet to a point; thence South 47 degrees 28 minutes 04 seconds West a distance of 236.01 feet to a point; thence South 61 degrees 51 minutes 35 seconds West a distance of 125.20 feet to a point; thence with the easterly line of Lot 187 on the afore-mentioned plan of Fredericksburg, Section 1A, North 11 degrees 01 minutes 37 seconds West a distance of 132.68 feet to the point of beginning, containing 5.367 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.

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

1. 1994 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 9th day of June, 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

Pa 1 arker ew n by
Edmond D. Phillips, attorney-in-fact

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

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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 9th day of June, 1994.

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Pa i arker ew n by
Edmond D. Phillips, attorney-in-fact

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

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Virginia)
COUNTY OF 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 9th day of June, 1994.

Judith C Lang
Notary Public

My Commission Expires: Dec 31, 1996

