74504

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Ready

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

94 JUL 25 PM 1:31 0101 03C-ECH 306.21

REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

BOOK 9416 PAGE 773

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Radnor Development Corporation 5544 Franklin Road Nashville, Tennessee 37220	Same	Map 160-16A Parcels 5CO, 9CO, 12CO, 13CO, 14CO

For good and valuable consideration, receipt of which is 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, described as follows:

Land in Davidson County, Tennessee, being Lots No. 5, 20, 23, 24, and 25 on the plan of Montgomery Place Subdivision, Section I, of record in Book 7900, page 708, Register's Office for Davidson County, Tennessee.

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, 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, of record in Deed Book 3968, page 86, Deed Book 3974, page 331, Deed Book 4575, page 939, and Deed Book 5237, page 499, said Register's Office, and part of the same property conveyed to F. Don Montgomery, Jr., et ux, of record in Book 5237, page 503, said Register's Office, and a portion of the property conveyed to F. Don Montgomery, Jr., et ux, of record in Book 5237, page 501, re-recorded in Book 5411, page 408, said Register's Office.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth below:

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.

This is unimproved property known as Lots 5, 20, 23, 24, and 25, Section One, Montgomery Place Subdivision, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 22 day of July, 1994

GRANTORS:

Fred D. Montgomery

Gladys G. Montgomery

F. Don Montgomery, Jr.

Barbara J. Montgomery

Walter F. Aiken

Wanda M. Aiken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22 day of July, 1994.

Notary Public

My Commission Expires:

7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22 day of July, 1994.

Notary Public

My Commission Expires:

7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22 day of July, 1994.

Notary Public

My Commission Expires:

7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,330.00.

Affiant

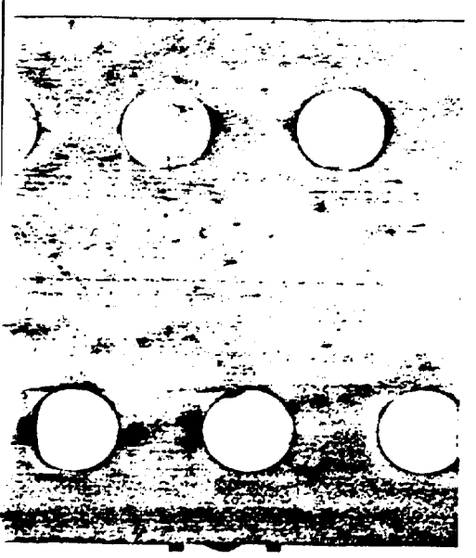
Subscribed and sworn to before me this 22nd day of July, 1994.

Notary Public

My Commission Expires:

7-26-97





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

RECEIVED OF _____

FOR _____

BOOK 9416 PAGE 776

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 133330.00
				CON TX 493.21
				PRFEE 1.00
				WDEED 12.00
				TOTAL 506.21
				CHECK 506.21
07/25/94	01			13:31 0001 0620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74504
IDENTIFICATION REFERENCE

94 JUL 25 PM 1:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 817186