48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TN

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radnor Homes, Inc. (NAME)	NationsBank of Tennessee, N.A. (NAME)	171-03-A-75.00CO
5544 Franklin Road, Ste. 200 (ADDRESS)	5121 Maryland Way, Suite 203 (ADDRESS)	171-03-A-85.00CO
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	171-03-A-86.00CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Radnor Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract A
Land in Davidson County, TN, being Lot No. 147 on the Plan of Section Three, Fredericksburg, of record in Book 7900, page 509 as amended in Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract B
Land in Davidson County, TN, being Lots Nos. 188 & 189 on the Plan of Section Four, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9271, Page 779 (as to Tract A), and being part of the same property conveyed to Radnor Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9382, Page 593 (as to Tract B), said Register's Office.

Subject to restrictions of record in Book 8920, Page 65, Book 7798, Page 843; By-Laws of record in Book 8920, Page 45; Charter in Book 8920, Page 40; Easements in Book 7993, Page 269, Book 7851, Page 712, and all matters shown on the Plans of Record.

unimproved (X)
This is improved ( ) property, known as Lts 127, 147, 187, 188 & 189 FB, Brentwood, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 2nd day of September 19 94

Radnor Development Corporation
By:
Thomas J. Sitzler, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 9458 PAGE 611

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Radnor Development Corporation the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas J. Sitzler as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 2nd day of September 19 94.

My commission expires June 28, 1995

_____
Notary Public

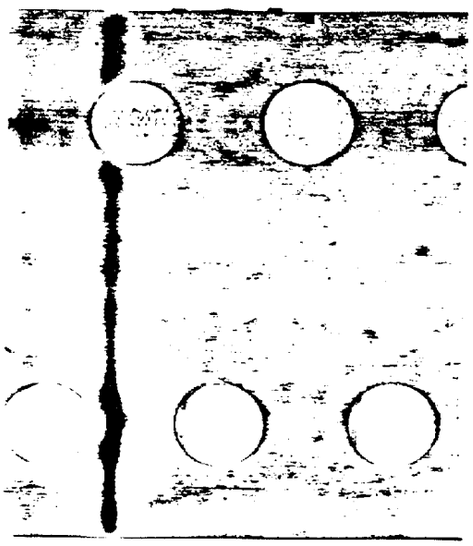
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

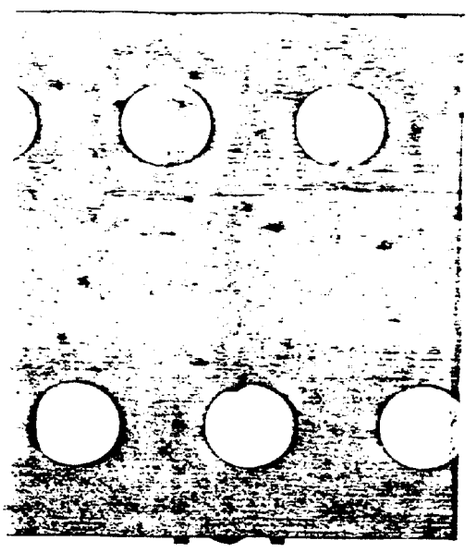
6069 09/07 0101 03CHECK 425.25

IDENTIFICATION REFERENCE

94 SEP -7 PM 2:09

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 612

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 112500.00
CON TX 416.25
PRFEE 1.00
WDEED 8.00
TOTAL 425.25
CHECK 425.25

09/07/94 01 14:07 0001 6069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88713
IDENTIF. & REFERENCE
SEP -7 PM 2:09
REGISTER
DAVIDSON COUNTY, TN.

No. 832430