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

95 88 PG 469

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)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $537,975.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 1995.

Notary Public

My Comm. Expires: 10/26/98

30711
IDENTIFICATION REFERENCE

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 an 11.955 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 deeds of record in Book 772 page 993, Book 965 page 49, and Book 699 page 778, all Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northwesterly margin of Fredericksburg Way East, said point being the most southeasterly corner of Lot 119 on the plan of Fredericksburg, Section 1B, of record in Book 7900, page 552, Register's Office Davidson County, Tennessee; thence with the northeasterly line of said Lot 119, North 44 degrees 24 minutes 37 seconds West a distance of 110.00 feet to a point, said point being the most northeasterly corner of said Lot 119; thence leaving the line of said plan of Fredericksburg, Section 1B, and with a new line severing said

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Niederhauser Property, the following calls: North 59 degrees 34 minutes 28 seconds East a distance of 346.82 feet to a point; thence North 86 degrees 10 minutes 58 seconds East a distance of 29.05 feet to a point; thence North 15 degrees 46 minutes 39 seconds East a distance of 116.06 feet to a point; thence North 33 degrees 46 minutes 42 seconds East a distance of 111.62 feet to a point; thence North 41 degrees 45 minutes 22 seconds East a distance of 82.81 feet to a point; thence North 46 degrees 57 minutes 29 seconds East a distance of 364.47 feet to a point; thence North 73 degrees 00 minutes 12 seconds East a distance of 106.54 feet to a point; thence South 68 degrees 25 minutes 15 seconds East a distance of 139.89 feet to a point; thence South 54 degrees 39 minutes 34 seconds East a distance of 47.50 feet to a point; thence South 16 degrees 11 minutes 57 seconds East a distance of 243.89 feet to a point; thence South 75 degrees 44 minutes 15 seconds East a distance of 72.49 feet to a point; thence South 36 degrees 01 minutes 38 seconds West a distance of 57.92 feet to a point; thence South 23 degrees 05 minutes 43 seconds East a distance of 265.00 feet to a point in the northerly line of Lot 111 on the plan of "Cloverland Acres, Section 11", of record in Book 5200, page 93, Register's Office Davidson County, Tennessee; thence with the northerly line of Lots 110 and 111 on said plan of "Cloverland Acres, Section 11", and Lot 108 on the plan of "Resubdivision of Lots 106-108, Cloverland Acres", of record in Book 5190, page 462, Register's Office Davidson County, Tennessee, South 66 degrees 54 minutes 17 seconds West a distance of 518.00 feet to a point; thence leaving the line of the afore-mentioned Lot 108 and with the northerly line of the plan of "Fredericksburg, Section Two", of record in Book 7900 page 640, Register's Office Davidson County, Tennessee, the following calls: North 54 degrees 14 minutes 38 seconds West a distance of 17.53 feet to a point; thence North 85 degrees 23 minutes 33 seconds West a distance of 105.00 feet to a point; thence North 04 degrees 36 minutes 27 seconds East a distance of 4.34 feet to a point; thence North 85 degrees 23 minutes 33 seconds West a distance of 150.00 feet to a point; thence with the common line of the herein-described tract and the plan of Fredericksburg, Section Four, not yet of record, the following calls: South 72 degrees 02 minutes 11 seconds West a distance of 57.00 feet to a point; thence North 16 degrees 15 minutes 50 seconds West a distance of 115.06 feet to a point; thence North 05 degrees 36 minutes 55 seconds West a distance of 50.00 feet to a point; thence with a curve to the left having a radius of 325.00 feet, a central angle of 23 degrees 45 minutes 07 seconds, a chord bearing of South 72 degrees 30 minutes 32 seconds West, an arc distance of 134.73 feet to a point; thence South 60 degrees 37 minutes 59 seconds West a distance of 130.35 feet to a point; thence with a curve to the left having a radius of 325.00 feet, a central angle of 15 degrees 02 minutes 36 seconds, a chord bearing of South 53 degrees 06 minutes 41 seconds West, an arc distance of 85.33 feet to the point of beginning, containing 11.955 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 Deeds 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 Deeds from Helen Niederhauser Parker, of record in Book 8876, page 648, Book 9243, page 562, and Book 9567, page 784, said Register's Office.

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

1. 1995 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee.

3. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 65, said Register's Office.

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 27th day of January, 1995.

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

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

STATE OF Virginia)
COUNTY OF Fairfax)

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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.

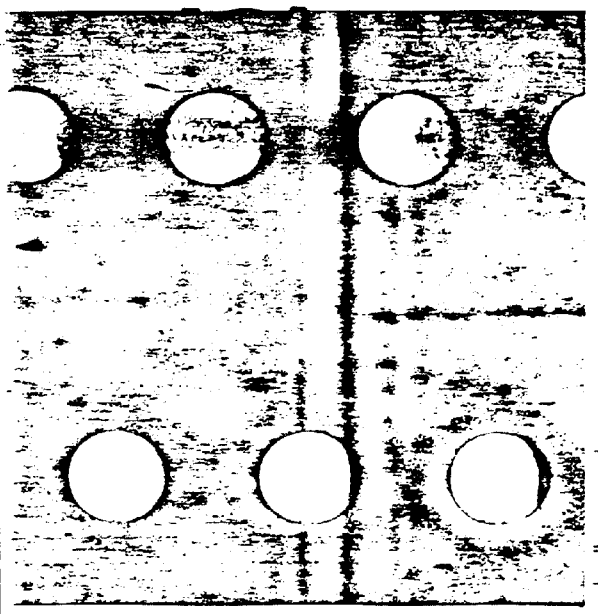
WITNESS MY HAND AND SEAL, at office in McLean, VA, this the 27th day of January, 1995.

Judith C. Lang
Notary Public

My Commission Expires: 12/31/96

7994 02/02 0101 03CHECK 2007.51

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

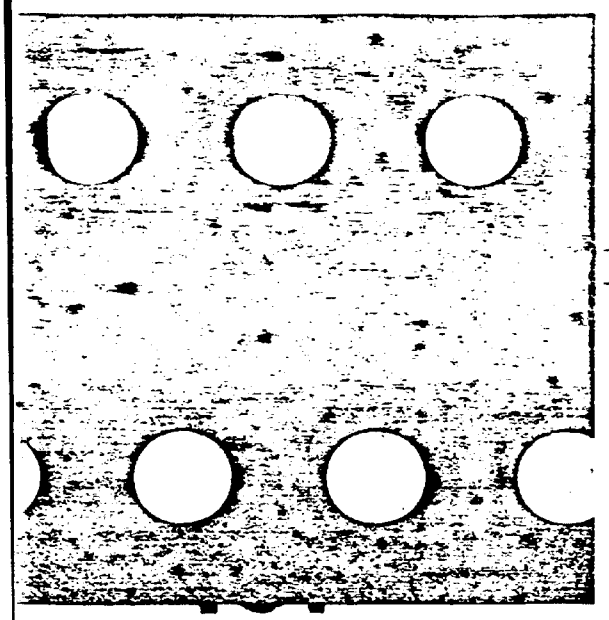
RECEIVED OF _____

FOR _____

BOOK 9586 PG 473

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
537975.00
CON TX 1990.51
PRFEE 1.00
WDEED 16.00
TOTAL 2007.51
CHECK 2007.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. # REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

No. 877749