#48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1450,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 95
Notary Public
MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 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)	Part of 171-89.00
5544 Franklin Road, Suite 200 (ADDRESS)	5121 Maryland Way, Suite 203 (ADDRESS)	and 171-03-A:
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	118, 120, 13, 12, 117, 119, 21, 122

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 1
Land in Davidson County, TN, being Lot No. 229, 230, 231 & 284 on the Plan of Section 5-A, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 952, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, TN, being Lot No. 232, 234, 260, 262, 268 & 269 on the Plan of Section 5-B, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 953, 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 Philips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9586, Page 469, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8920, Page 65, Book 9500, Page 393 and in Book 7798, Page 843; By-Laws in Book 8920, Page 45; Easements in Book 7993, Page 269, Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 7900, Page 807 and in Book 9443, Page 538, and all matters shown on the Plan of Record.

This description was prepared from the plat of record as provided above, prepared by James W. Clark, Licence No. 1445, Anderson-Delk & Associates, 618 Grassmere Park Drive, Suite 4, Nahsville, TN.

unimproved (X)
This is improved ( ) property, known as ____ Fredericksburg Subdivision, Brentwood, TN 37027
(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 17th day of May 19 95

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

STATE OF TENNESSEE
COUNTY OF

BOOK 9675 PG 856

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 17th day of May 19 95.

My commission expires June 28, 1995

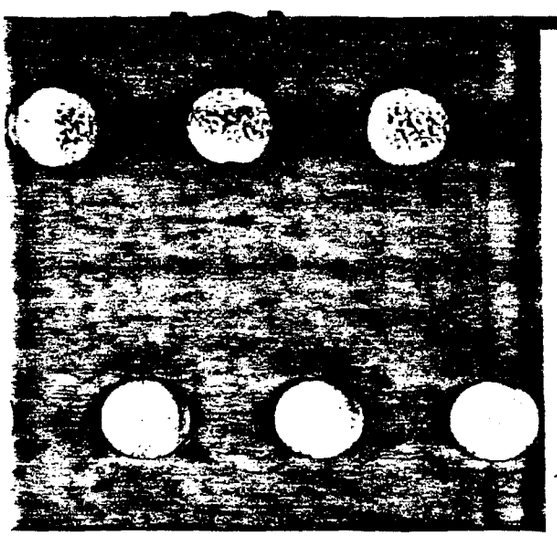
_____
Notary Public

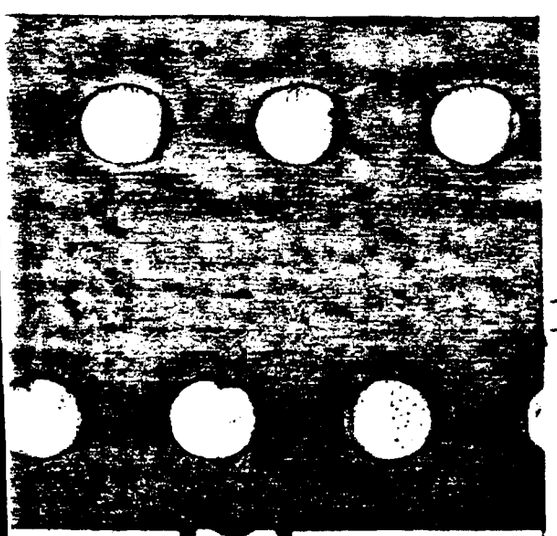
2552 05/18 0101 03CHECK 1674.00

IDENTIF. ↑ REFERENCE 0062173

95 MAY 18 PM 2:49

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9675 PG 857

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	450000.00
CDN TX	1665.00
PRFEE	1.00
WDEED	8.00
TOTAL	1674.00
CHECK	1674.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2552

0062173
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911905