WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: June 28, 1998
(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)	171-03-B-1.00CO & 10.00CO and 160-16-A-15.00CO
5544 Franklin Road, Ste. 200 (ADDRESS)	5121 Maryland Way, Suite 203 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract A
Land in Davidson County, TN, being Lots Nos. 274 & 283 on the Plan of the First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 961, 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 Lot No. 26 on the Plan of Section One, Montgomery Place, of record in Book 7900, Page 708 as amended in Book 9380, Page 139, 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, et al, of record in Book 9586, Page 469, said Register's Office as to Tract A and being part of the same property conveyed to Radnor Development, Inc. by deed from Fred D. Montgomery, Gladys G. Montgomery, et al, of record in Book 9368, Page 13, said Register's Office as to Tract B.

Subject to restrictions of record in Book 836, Page 123, Book 1262, Page 61 ; By-Laws in Book 874, Page 400; Charter in Book 874, Page 397; Easement in Book 100, Page 592; Restrictions of record in Book 8920, Page 65, Book 9500, Page 393; By-Laws in Book 8920, Page 45; Easement in Book 7993, Page 269; Charter in Book 8920, Page 40; Restrictions in Book 7798, Page 843; Easement in Book 7851, Page 712; Amenities in Book 9443, Page 538, Book 7900, Page 807; Restrictions in Book 9307, Page 681; Easement in Book 7859, Page 371, Book 7322, Page 326, Book 7322, Page 341, Book 7322, Page 244, Book 6994, Page 909; Charter in Book 9307, Page 6761 P.U.D. Boundary in Book 8250, Page 237, and all matters shown on the Plans of Record.

unimproved (X)
This is improved ( ) property, known as _____ (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 26th day of June 19 95

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

BOOK 9713 PAGE 638

STATE OF TENNESSEE
COUNTY OF

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 26th day of June 19 95 .

My commission expires June 28, 1995

_____
Notary Public

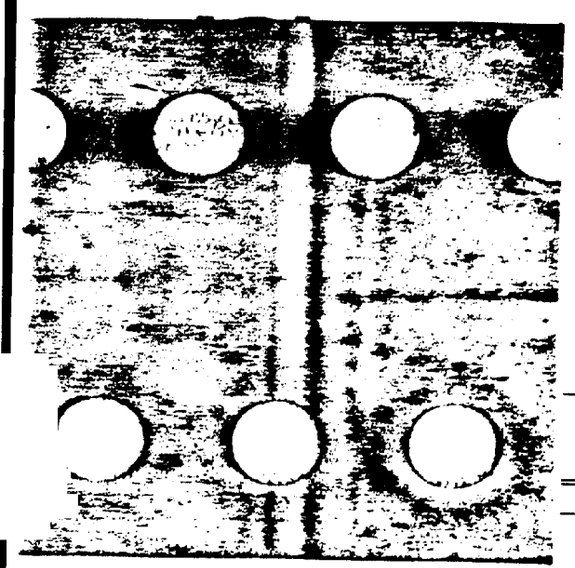
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. & REFERENCE 00738862

95 JUN 27 PM 1:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3457 06/27 0101 03CHECK 490.00



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

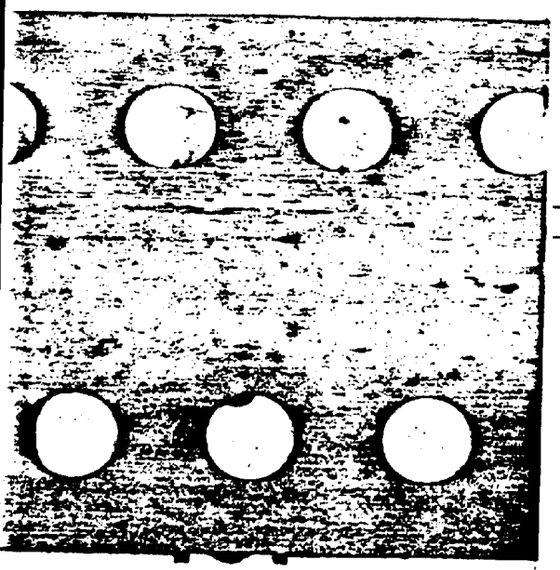
RECEIVED OF _____

FOR _____

BOOK 9713 PG 639

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 490.00

06/27/95 01 13:58 0001 5427

00073862
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924622