FEI2
JLR

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

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 Davidson)

The actual consideration or value, whichever is greater, for this transfer is $410,040.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 1995.

Stephen C Baker
Notary Public

My Comm. Expires: 9/16/95

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 a 9.112 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, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Fredericksburg Way East, said point being the most southeasterly corner of Lot 255 on the plan of Fredericksburg, Section 5B, as of record in Book 7900 page 953, Register's Office Davidson County, Tennessee; thence with the common line of the herein-described tract and said plan of Fredericksburg, Section 5B, the following calls:

North 23 degrees 05 minutes 43 seconds West a distance of 85.65 feet to a point; thence North 36 degrees 01 minutes 38 seconds East a distance of 57.92 feet to a point; thence North 75 degrees 44 minutes 15 seconds West a distance of 72.49 feet to a point; thence North 16 degrees 11 minutes 57 seconds West a distance of 243.89 feet to a point; thence leaving said line of Fredericksburg, Section 5B, and with a new line, the following calls: South 54 degrees 39 minutes 34 seconds East a distance of 86.86 feet to a point; thence South 88 degrees 39 minutes 07 seconds East a distance of 201.43 feet to a point; thence North 02 degrees 42 minutes 30 seconds East a distance of 187.60 feet to a point; thence South 87 degrees 02 minutes 58 seconds East a distance of 642.54 feet to a point; thence South 03 degrees 19 minutes 12 seconds West, passing the northwest corner of the John H. Dunn property of record in Book 4036 page 459 R.O.D.C. Tenn. at 70.00 feet, a total distance of 343.34 feet to a point; thence with the common line of the herein-described tract and The John Moore Property of record in Book 4131 page 193, Register's Office Davidson County, Tennessee, South 66 degrees 17 minutes 39 seconds West a distance of 244.22 feet to a point; thence continuing South 66 degrees 49 minutes 58 seconds West a distance of 120.00 feet to a point; thence with the common line of the herein-described tract and the plan of Cloverland Acres, Section Eleven, of record in Book 5200 page 93, Register's Office Davidson County, Tennessee, South 66 degrees 54 minutes 17 seconds West a distance of 392.21 feet to a point; thence leaving said line of Cloverland Acres, Section Eleven, and with the easterly line of said plan of Fredericksburg, Section 5B, North 23 degrees 05 minutes 43 seconds West a distance of 164.35 feet to the point of beginning, containing 9.112 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.

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 11th day of July, 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

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

95 JUL 12 PM 3:38
REGISTER
DAVIDSON COUNTY, TN.

00791382

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17070810

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

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 11 day of July, 1995.

Judith C Lang
Notary Public

My Commission Expires: Dec 31, 1996

JUL 17 11:22 AM 93CHECK 1534.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9729 PG 340

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 410040.00	
			CON TX 1517.15	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 1534.15	
			CHECK 1534.15	
07/12/95	01		15:40 0001 0469	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078482
IDENTIFICATION REFERENCE

95 JUL 12 PM 3:38
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 929588