48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: October 26, 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)	part of 171-89.00
5544 Franklin Road, Ste. 200 (ADDRESS)	6121 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 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 for 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 for Davidson County, TN, 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;

CONTINUED

This is unimproved (X) improved ( ) property, known as 9.112 Acres/Fredericksburg, V-C, 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 29th day of August 19 95

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

STATE OF TENNESSEE
COUNTY OF

BOOK 9780 PG 580

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 this the 29th day of August 19 95 .

My commission expires October 26, 1998

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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 for 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 for Davidson County, TN, 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.

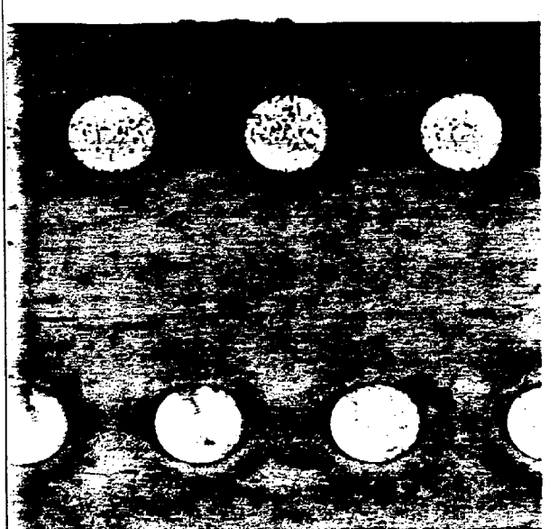
Being the same property conveyed to Radnor Homes, Inc. by deed from Dorothy Niederhauser Wallman, et al, of record in Book 9729, Page 336, said Register's Office.

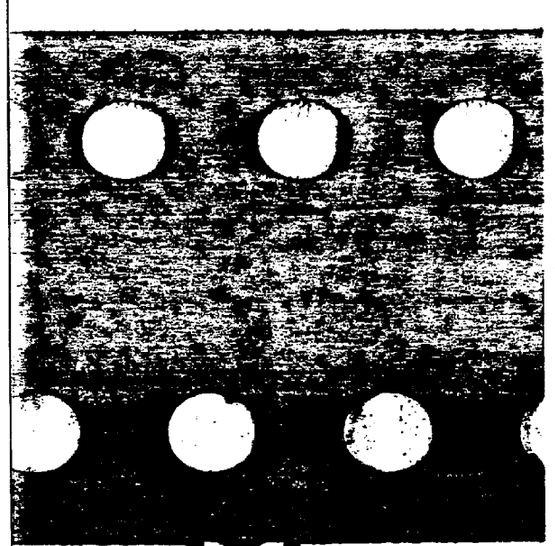
Subject to restrictions of record in Book 8920, Page 65, Book 9500, Page 393, Book 7798, Page 843; By-Laws of record in Book 8920, Page 45; Easements in Book 7993, Page 269, Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities in Book 9443, Page 538 and Book 7900, Page 807, and all matters shown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

0095603
IDENTIF. & REFERENCE

95 AUG 31 PM 2:14
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9060 08/31 0101 03CHECK 754.11





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

RECEIVED OF _____

FOR _____

BOOK 9780 PG 582

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 200340.00
CON TX 741.11
PRFEE 1.00
MDEED 12.00
TOTAL 754.11
CHECK 754.11

08/31/95 01 14:14 0001 9060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095603
IDENTIF. ↑ REFERENCE

95 AUG 31 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947973