WARRANTY DEED

BOOK 9809 PG 417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF September 19 95

NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

My Commission Expires 5-16-99

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)	New Owner (NAME)	PART OF 171-89.00
5544 Franklin Road, Ste. 200 (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(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:

Tract I
Land in Davidson County, TN, being Lots Nos. 210 & 227 on the Plan of Section Four, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract II
Land in Davidson County, TN, being Lot No. 281 on the Plan of the First Revision of 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.

Being part of the same property conveyed to Radnor Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9382, page 593, said Register's Office as to Tract I and being part of the same property conveyed to Radnor Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9586, Page 469, said Register's Office as to Tarct II.

Subject to restrictions in Book 8920, Page 65, Book 7798, Page 843 and in Book 9500, Page 393; By-Laws 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; Deeds in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the plans of record.

unimproved (X)
This is improved ( ) property, known as Fredericksburg,
(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 18th day of September 19 95

Radnor Development Corporation
By:
Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 9809 PG 418

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 _____ 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 18th day of Sept. 19 95 .

My commission expires 5-16-99

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

Notary Public

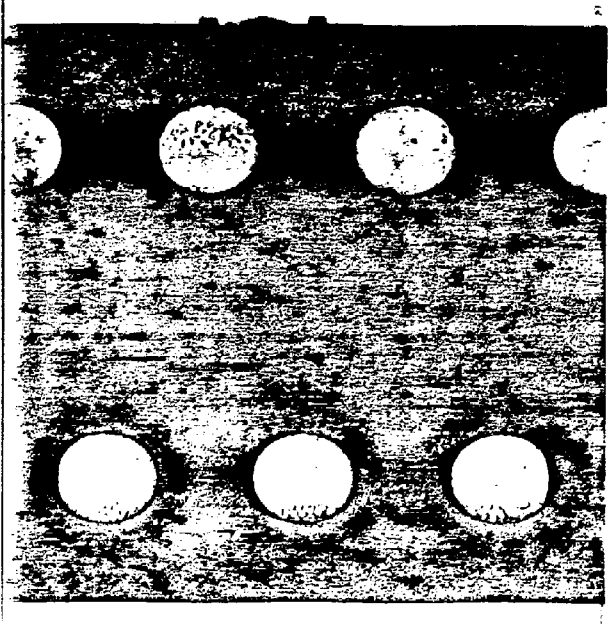
0106098

IDENTIF. ↑ REFERENCE

95 SEP 28 PM 12: 02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0288 09/28 0101 03CHECK 508-50



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

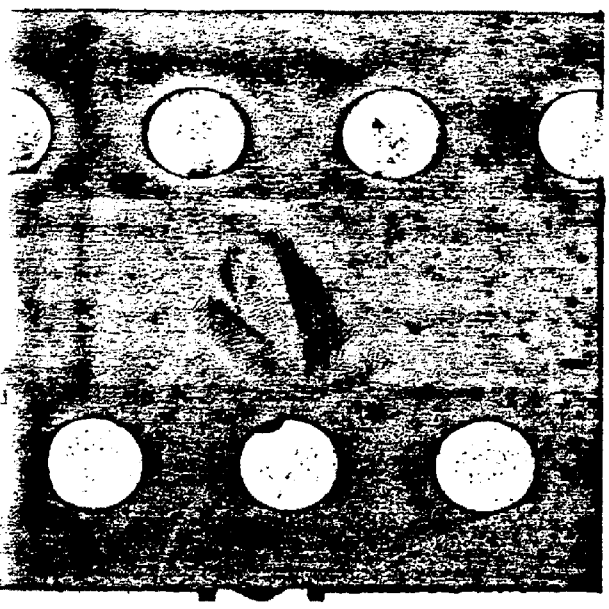
RECEIVED OF _____

FOR _____

BOOK 9809 PG 419

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50
09/28/95 01 12:02 0001 0288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106098
IDENTIF. ↑ REFERENCE

95 SEP 28 PM 12:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959092