BOOK 9934 PG 287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~125,500.00~~ $129,970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 5/17/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Anthony Matthews (NAME)	NationsBank, N.A. (NAME)	149-13-0 094
912 Chadfield Court (ADDRESS)	P.O. Box 31590 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tampa, FL 33633-0754 (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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Anthony Matthews

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:

Land in Davidson County, TN, being Lot No. 100 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Radnor Homes, Inc. by deed from Houston Ezell Corporation of record in Book 9572, Page 163; Deed of Correction of record in Book 9661, Page 168, Register's Office for Davidson County, TN. This description is the same used in the previous deed of record. Subject to restrictions of record in Book 9540, Page 634 and By-Laws in Book 9540, page 673 and Charter of record in Book 9540, Page 629, and all matters shown on the Plan of Record.

0146036
IDENTIF. & REFERENCE
MAIL ENV.
96 FEB -1 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3370 02/01 0101 03CHECK 489.89

This is improved (X) unimproved ( ) property, known as 912 Chadfield Court, Antioch, TN 37013
(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 31st day of January 19 96

Radnor Homes, Inc.
By:
Thomas J. Sitzler, Financial Manager

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 Financial Manager and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Financial Manager 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 Financial Manager, and attesting the same by the said _____ as such _____.

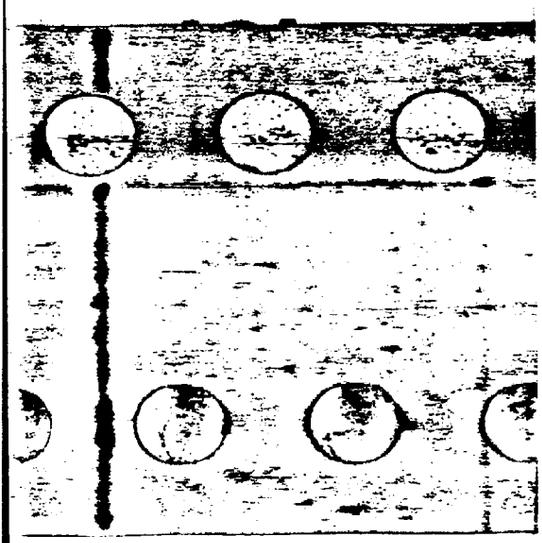
Witness my hand and official seal at office at Brentwood, TN on this the 31st day of January 19 96.

My commission expires 5-16-99

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 5-16-99

_____
Notary Public



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

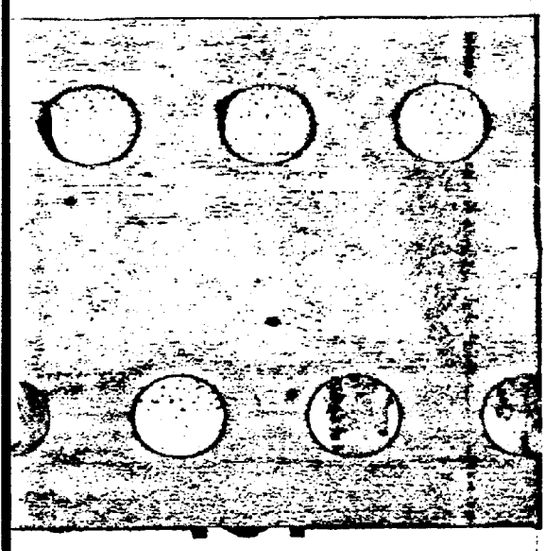
RECEIVED OF _____

FOR _____

BOOK 9934 PG 289

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
129970.00
CON TX 480.89
PRFEE 1.00
WDEED 8.00
TOTAL 489.89
CHECK 489.89

02/01/96 01 10:24 0001 3370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146036
IDENTIF. ↑ REFERENCE

96 FEB - 1 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001612