BOOK 9946 PG 830

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 $698,498.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 1996.

Notary Public

My Comm. Expires: 10/26/98

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 19.676 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 593, Book 965, page 49, and Book 699, page 778, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey made by Anderson-Delk & Associates, Inc., as follows:

Beginning at a concrete monument on the northerly margin of Cloverland Drive, said point being the most southeasterly corner of Lot 2 on the plan of Brentwood Gardens, as of record in Book 1130 page 16, Register's Office Davidson County, Tennessee;

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Thence with said line of Brentwood Gardens the following calls: Thence North 04 Degrees 01 Minutes 39 Seconds East a distance of 639.80 Feet to an iron pipe; Thence North 03 Degrees 52 Minutes 06 Seconds East a distance of 547.70 Feet to an iron pipe; Thence North 04 Degrees 24 Minutes 43 Seconds East a distance of 105.47 Feet to a point; Thence leaving said line of Brentwood Gardens, and with a new line, severing said Niederhauser Property, the following calls: North 72 Degrees 06 Minutes 19 Seconds East a distance of 175.54 Feet to a point; Thence North 88 Degrees 56 Minutes 44 Seconds East a distance of 181.91 Feet to a point; Thence North 27 Degrees 25 Minutes 10 Seconds East a distance of 115.17 Feet to a point; Thence South 83 Degrees 30 Minutes 13 Seconds East a distance of 131.91 Feet to a point; Thence around a curve to the left through a central angle of 08 Degrees 05 Minutes 45 Seconds, a radius of 275.00 feet, an arc distance of 38.86 Feet a chord bearing of North 02 Degrees 26 Minutes 55 Seconds East a distance of 38.82 Feet to a point; Thence North 88 Degrees 24 Minutes 02 Seconds East a distance of 160.00 Feet to a point; Thence with the westerly line of the plan of Fredericksburg, Section 1B, of record in Book 7900, page 552, Register's Office Davidson County, Tennessee, the following calls: Thence South 03 Degrees 46 Minutes 56 Seconds West a distance of 81.60 Feet to a point; Thence South 14 Degrees 32 Minutes 43 Seconds West a distance of 81.60 Feet to a point; Thence South 25 Degrees 18 Minutes 30 Seconds West a distance of 81.60 Feet to a point; Thence with the westerly line of the plan of Fredericksburg Amenities Area, of record in Book 7900 page 807, Register's Office Davidson County, Tennessee, the following calls: South 35 Degrees 34 Minutes 01 Seconds West a distance of 74.93 Feet to a point; Thence South 39 Degrees 27 Minutes 04 Seconds West a distance of 65.00 Feet to a point; Thence South 37 Degrees 55 Minutes 34 Seconds West a distance of 57.52 Feet to a point; Thence South 29 Degrees 36 Minutes 58 Seconds West a distance of 23.94 Feet to a point; Thence South 19 Degrees 15 Minutes 46 Seconds West a distance of 55.99 Feet to a point; Thence South 04 Degrees 51 Minutes 32 Seconds West a distance of 56.15 Feet to a point; Thence South 00 Degrees 36 Minutes 25 Seconds East a distance of 133.09 Feet to a point; Thence South 02 Degrees 28 Minutes 18 Seconds East a distance of 34.99 Feet to a point; Thence South 08 Degrees 30 Minutes 34 Seconds West a distance of 74.54 Feet to a point; Thence South 81 Degrees 59 Minutes 18 Seconds East a distance of 252.36 Feet to a point; Thence with the common line of the herein-described tract and the plan of Fredericksburg, Section 1A, of record in Book 7900 page 529, Register's Office Davidson County, Tennessee, the following calls: Thence South 08 Degrees 00 Minutes 42 Seconds West a distance of 284.30 Feet to a point; Thence South 59 Degrees 21 Minutes 31 Seconds West a distance of 177.20 Feet to a point; Thence South 20 Degrees 19 Minutes 42 Seconds West a distance of 160.00 Feet to a point; Thence around a curve to the left through a central angle of 04 Degrees 15 Minutes 14 Seconds, a radius of 325.00 feet, an arc distance of 24.13 Feet, a chord bearing of South 71 Degrees 47 Minutes 56 Seconds East a distance of 24.12 Feet to a point; Thence South 27 Degrees 22 Minutes 37 Seconds West a distance of 173.36 Feet to a point; Thence South 05 Degrees 18 Minutes 35 Seconds West a distance of 45.83 Feet to a point on the northerly margin of Cloverland Drive; thence with said margin of Cloverland Drive the following calls: around a curve to the right through a central angle of 01 Degrees 23 Minutes 33 seconds, a

radius of 10,598.64 feet, an arc distance of 257.56 Feet, a chord bearing of North 83 Degrees 59 Minutes 38 Seconds West, a distance of 257.56 Feet to a point; Thence around a curve to the left through a central angle of 02 Degrees 40 Minutes 29 Seconds, a radius of 3926.97 feet, an arc distance of 183.32 Feet, a chord bearing of North 84 Degrees 38 Minutes 06 Seconds West, a distance of 183.30 Feet to a point; Thence North 85 Degrees 58 Minutes 21 seconds West a distance of 63.17 Feet to the Point of Beginning, containing 857,068 square feet or 19.676 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. 1996 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, and as amended in Book 9860, page 840, said Register's Office.

5. Easements of record in Book 7358, page 643, and Book 9607, page 431, 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 29th day of January, 1996.

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

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BOOK 9946 PG 834

STATE OF FLORIDA)
COUNTY OF Martin

Personally appeared before me, Victoria Messier, 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 Palm City, this the 29th day of January, 1996.

Victoria L. Messier
Notary Public

VICTORIA L. MESSIER
MY COMMISSION # CC 456847
EXPIRES: April 30, 1999
Bonded Thru Notary Public Underwriters

My Commission Expires: 4-30-99

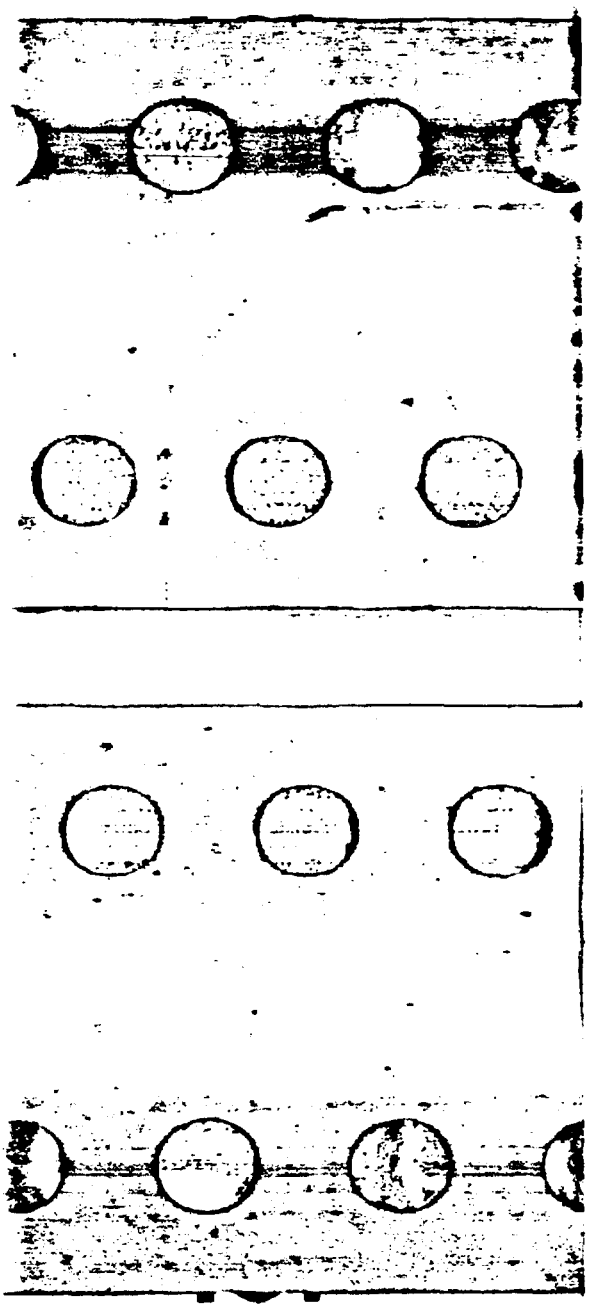
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DAVIDSON COUNTY, TN.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9946 PG 835

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

SAMT 598498.00
CON TX 2584.45
PRFEE 1.00
WDEED 20.00
TOTAL 2605.45
CHECK 2605.45

02/13/96 01 15:54 0001 7712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. A REFERENCE

96 FEB 13 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005911