DOC. 15

WARRANTY DEED

BOOK 9976 PG 800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 224631.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Broel	PHH Mortgage Services Corp.	Part of
(NAME)	(NAME)	Map 171 Parcel 89
408 Loudon Place	6000 Atrium Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Mt. Laurel, NJ 08054	
(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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Broel and wife, Ruby E. Broel

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. 257 on the Plan of Fredericksburg, Section 5B, of record in Plat Book 7900, Page 509 as amended in Book 7900, page 953, 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 Homes, Inc. by deed from Radnor Development Corporation of record in Book 9771, Page 459, Register's Office for Davidson County, TN.

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

96 MAR 12 PM 3:53
FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0159368

unimproved ( )
This is improved (X) property, known as 408 Loudon Place, 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 8th day of March 19 96

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

BOOK 15

STATE OF TENNESSEE
COUNTY OF

BOOK 9976 PG 801

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 _____.

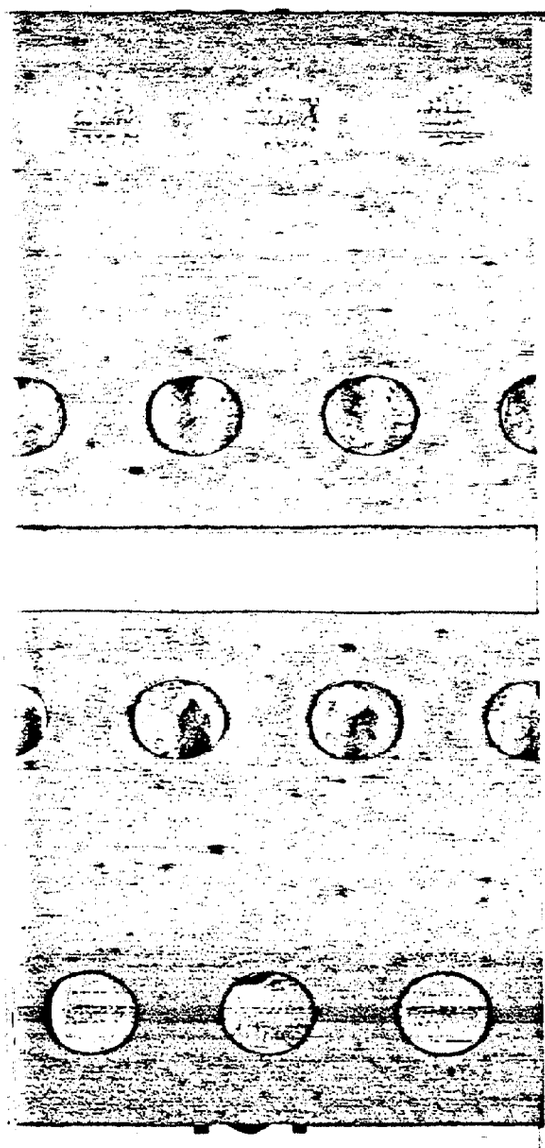
Witness my hand and official seal at office at Brentwood, TN on this the 8th day of March 19 96.

My commission expires 1/29/2000

_____
Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

7635 03/12 0101 03CHECK 840.14



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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 802

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	224631.75
CON TX	831.14
PRFEE	1.00
WDEED	8.00
TOTAL	840.14
CHECK	840.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7635

0159368
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015719