#48

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOOK 10010 PG 822

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Radnor Homes, Inc. 5544 Franklin Road Nashville, Tennessee 37220	Same	Map 160-16-A Par 1, 10, 23, 24

For good and valuable consideration, receipt of which is hereby acknowledged, Fred D. Montgomery and wife, Gladys G. Montgomery and F. Don Montgomery, Jr. and wife, Barbara J. Montgomery and Walter F. Aiken and wife, Wanda M. Aiken ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Radnor Homes, Inc. ("Grantee"), its successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lots No. 1 and 21 on the Map of Montgomery Place Subdivision, Section I, of record in Book 7900, page 708, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Lots No. 14 and 15 on the Map of Montgomery Place Subdivision, Section II, of record in Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of a tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being part of the same property conveyed to Walter F. Aiken et ux, of record in Book 3994, page 436, Deed of Correction of record in Book 4022, page 304 and Book 9058, page 578, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Fred D. Montgomery et ux, of record in Book 3968, page 86, Book 3974, page 331, Book 4575, page 939, and Book 5237, page 499, said Register's Office, and part of the same property conveyed to F. Don Montgomery, Jr., et ux, of record in Book 5237, page 503, said Register's Office, and a portion of the property conveyed to F. Don Montgomery, Jr. et ux of record in Book 5237, page 501, re-recorded in Book 5411, page 408, said Register's Office.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth below:

1. 1996 Davidson County taxes, a lien, not yet due and payable;

2. Water main easement of record in Book 8175, page 804, said Register's Office;

3. Sewer easement of record in Book 7322, page 326, Book, 7322, page 341, Book 7322, page 344, and Book 6994, page 909, said Register's Office.

4. Easement for construction and maintenance of a drainage facility of record in Book 7859, page 371, said Register's Office; and

5. Declaration of Covenants of record in Book 9307, page 681 and Book 9307, page 676, said Register's Office.

This is unimproved property known as 5714, 5729 and 5727 Chadwick Lane and 903 McGuire Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantors covenant with Grantees that Grantors

is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantors further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 8TH day of April, 1996.

Fred D. Montgomery

Gladys G. Montgomery

F. Don Montgomery, Jr.

Barbara J. Montgomery

Walter F. Aiken

Wanda M. Aiken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said county, Fred D. Montgomery and Gladys G. Montgomery, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8TH day of April, 1996.

Notary Public

My Commission Expires:
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said county, F. Don Montgomery, Jr. and Barbara J. Montgomery, the within named bargainors; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8TH day of April, 1996.

Notary Public

My Commission Expires:
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said county, Walter F. Aiken and Wanda M. Aiken, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8TH day of April, 1996.

Notary Public

My Commission Expires:
My Commission Expires NOV. 27, 1999

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,998.00

Affiant

Subscribed and sworn to before me this 8th day of April, 1996.

Notary Public

My Commission Expires:
10/26/98

0169743

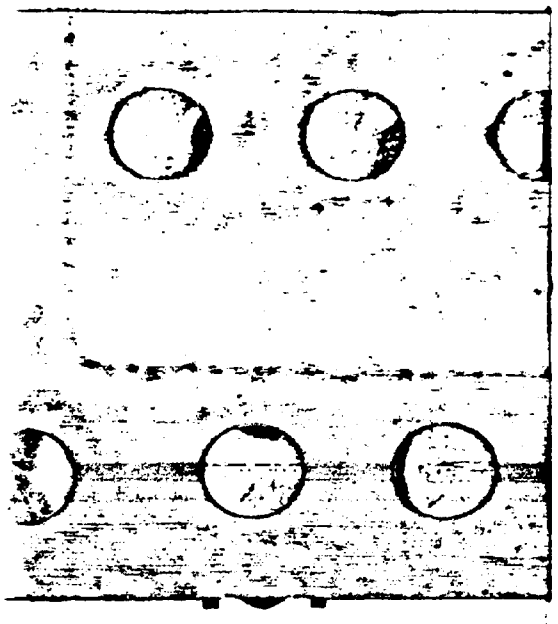
IDENTIF. ✦ REFERENCE

96 APR 10 AM 11:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8762 04/10 0101 03CHECK 309.00





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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 825

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 79998.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

04/10/96 01 11:03 0001 8762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169743
IDENTIF. ↑ REFERENCE

96 APR 10 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026743