Prepared by:
Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9321

Box 21-B

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Radnor, LLC 5544 Franklin Road Suite 200 Nashville, TN 37220	Radnor, LLC 5544 Franklin Road Suite 200 Nashville, TN 37220	Map 171-03-A Parcels 79, 68, 77, 53, and 49

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **RADNOR HOMES, INC.**, a Tennessee corporation, Grantor, by these presents, does hereby quitclaim and convey unto **RADNOR, LLC**, a Tennessee limited liability company, its successors and assigns, all of its right, title, and interest in and to the following described property:

TRACT 1

Land in Davidson County, Tennessee, being Lots Nos. 159, 174 & 178 on the Plan of Section Two, Fredericksburg, of record in Book 7900, Page 509 as amended in Book 7900, page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT 2

Land in Davidson County, Tennessee, being Lots Nos. 143 & 145 on the Plan of Fredericksburg, Section Three, of record in Plat Book 7900, Page 509 and amended in Book 7900, Page 691, 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. from Radnor Development Corporation by Warranty Deed dated July 22, 1994, as of record in Book 9418, Page 812, said Register's Office for Davidson County.

Subject to restrictions of record in Book 8920, Page 65, Book 7798, Page 843; By-laws of record in Book 8920, Page 45; Charter in Book 8920, Page 40; Easements in Book 7993, Page 269, Book 7851, Page 712, and all matters shown on the Plan of Record.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 1 day of April, 1996.

RADNOR HOMES, INC., a Tennessee corporation-Grantor

By: _____
David C. McGowan, Jr.,
President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Linda C. Dickey, a Notary Public of this County, David C. McGowan, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Radnor Homes, Inc., the Grantor herein, and that he executed this instrument for the purposes therein contained as President of behalf of Radnor Homes, Inc.

WITNESS MY HAND, at office, this 1st day of April, 1996.

_____
Notary Public
My Commission Expires: 12-3-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0173304
IDENTIFICATION REFERENCE

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

_____
Radnor, LLC-Grantee,
David C. McGowan, Jr., Chief Mgr.

Sworn and subscribed to before me this 1st day of April, 1996.

My Commission Expires: 12-3-97

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY