48

FORM No. WD-1

BOOK 10066 PG 81

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1996

Notary Public

MY COMMISSION EXPIRES: 5/16/99

(AFFIX SEAL)

My Commission Expires 5-16-99

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & HILDEBRAND, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

Send Tax Bill to New Owner

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Radnor Homes, Inc.	NationsBank of Tennessee, N.A.	171-89.00 (part)
(NAME)	(NAME)	
5544 Franklin Road, Ste. 200	5121 Maryland Way, Ste. 203	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Brentwood TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Radnor Development Corporation, by these presents, quitclaims and conveys unto Radnor Homes, Inc. all of its right, title and interest in and to the following tract or parcel of land, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Witness my hand this 23rd day of May, 1996.

RADNOR DEVELOPMENT CORPORATION

Thomas J. Sitzler,
Vice President

0186781
IDENTIF. & REFERENCE

96 MAY 30 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 1066 PG 82

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Sitzler

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 23rd day of May, 1996

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public Teresa L. Beard

My commission expires: 5/16/99

My Commission Expires 6-16-99

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

EXHIBIT "A"

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 for Davidson County, Tennessee, and being more particularly described 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 for Davidson County, Tennessee; 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 276.00 feet, an arc distance of 38.86 feet, a chord bearing of North 02 degrees 26 minutes 51 seconds East a distance of 38.82 feet to a point; thence North 88 degrees 24 minutes 03 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 for Davidson County, Tennessee, the following calls: Thence South 03 degrees 46 minutes 55 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 for 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 for 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 angel 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 257.55 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 the same property conveyed to Radnor Development Corporation by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton and Pamela Parker McCarthy of record in Book 9946, Page 830, said Register's Office.

Subject to restrictions of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 392; By-Laws in Book 8920, Page 45; Easements in Book 7993, Page 269, Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities in Book 9443, Page 538, Book 7900, Page 807; Deeds in Book 9698, Page 81, Book 9698, Page 124, and all matters shown on the Plan of Record.

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