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 HOMES, INC. BOOK 10100 PG 634

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Radnor Homes, Inc.<br>5544 Franklin Road, Suite 200<br>Nashville, Tennessee 37220 | SAME | Map 171<br>Part of Parcel 89 |

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 $463,230.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 1996.

Notary Public

My Comm. Expires: Aug. 31, 1999

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 Homes, Inc., 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 10.294 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 993, Book 965 page 49, and Book 699 page 778, all 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 point on the easterly margin of Cloverland Drive, said point being the most northwesterly corner of Lot 11 on the plan of "Brentwood Gardens", of record in Book 1130, page 16, Register's Office Davidson County, Tennessee; thence with said margin of Cloverland Drive, North 00 degrees 21 minutes 17 seconds East a distance of 596.77 feet to a point; thence leaving said margin of Cloverland Drive and with the northerly line of said Niederhauser Property, South 89 degrees 27 minutes 58 seconds East a distance of 539.00 feet to a point; thence

North 00 degrees 32 minutes 02 seconds East a distance of 15.00 feet to a point; thence South 89 degrees 27 minutes 58 seconds East a distance of 63.72 feet to a point; thence with a new line severing said Niederhauser property the following calls: South 04 degrees 27 minutes 37 seconds East a distance of 269.65 feet to a point; thence around a curve to the right through a central angle of 27 degrees 33 minutes 04 seconds, a radius of 325.00 feet, an arc distance of 156.28 feet, a chord bearing of South 80 degrees 41 minutes 05 seconds East, a chord distance of 154.78 feet to a point; thence South 66 degrees 54 minutes 33 seconds East a distance of 100.01 feet to a point; thence around a curve to the right through a central angle of 65 degrees 18 minutes 36 seconds, a radius of 325.00 feet, an arc distance of 370.46 feet, a chord bearing of South 34 degrees 15 minutes 16 seconds East, a chord distance of 350.73 feet to a point, said point being the most northwesterly corner of Lot 116 on the plan of "Fredericksburg, Section 6B", as of record in Book 9700, page 151, Register's Office Davidson County, Tennessee; thence crossing Fredericksburg Way West at its northerly terminus, thence South 88 degrees 24 minutes 02 seconds West a distance of 50.00 feet to a point; thence around a curve to the left through a central angle of 65 degrees 18 minutes 36 seconds, a radius of 275.00 feet, an arc distance of 313.47 feet, a chord bearing of North 34 degrees 15 minutes 16 seconds West, a chord distance of 296.77 feet to a point; thence South 30 degrees 29 minutes 55 seconds West a distance of 276.06 feet to a point; thence North 89 degrees 07 minutes 46 seconds West, a distance of 212.61 feet to a point; said point being the most northeasterly corner of the afore-mentioned Lot 11, Brentwood Gardens; thence with the northerly line of said Lot 11, North 89 degrees 07 minutes 46 seconds West a distance of 500.00 feet to the point of beginning, containing 10.294 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 19th day of June, 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

10039504
17063313

STATE OF VIRGINIA)
COUNTY OF Fairfax

Personally appeared before me, Edmond D. Phillips 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 Herndon, Virginia, this the 19th day of June, 1996.

Terrie L Collins
Notary Public

My Commission Expires: 11-30-96

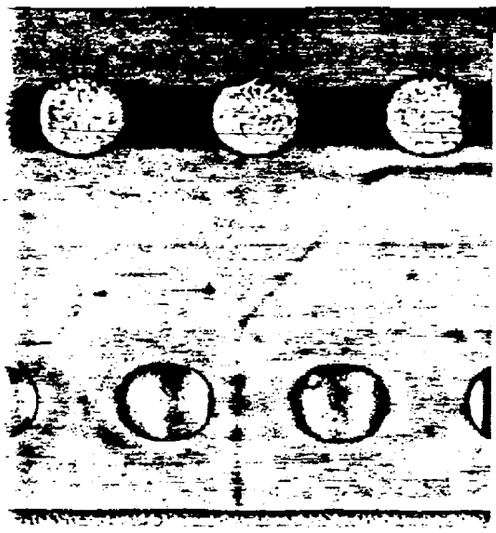
TERRIE L. COLLINS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

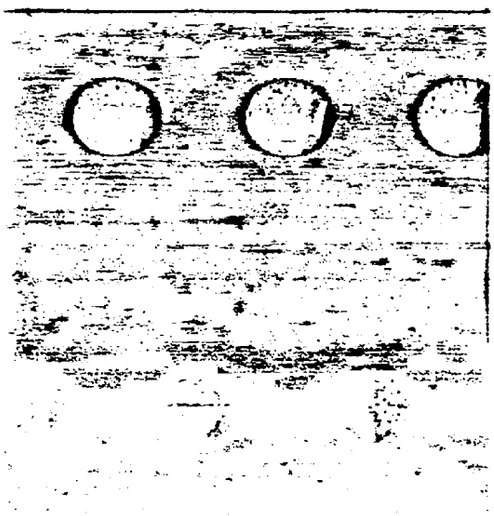
B457 06/27 0101 03CHECK 1730-96

0197329
IDENTIFICATION REFERENCE

96 JUN 27 AM 10:57
CLERK AND RECORDER
DAVIDSON COUNTY, TN.

10039504





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 638

| | | |
|---|---|---|
| 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 463230.00 |
| | | | | CON TX 1713.96 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 16.00 |
| | | | | TOTAL 1730.96 |
| | | | | CHECK 1730.96 |
| | | | 06/27/96 01 | 11:00 0001 8457 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197329
IDENTIF. ↑ REFERENCE

96 JUN 27 AM 10:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056214