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.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Radnor Homes, Inc. 5544 Franklin Road, Suite 200 Nashville, Tennessee 37220	SAME	Map 171 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 $542,019.00.

Affiant

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

Notary Public

My Comm. Expires: Aug. 31, 1996

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 6.861 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 and wife, Cleo Von Niederhauser, as evidenced by deeds of record in Book 772, page 593, Book 965, page 49, and Book 699, page 778, Register's Office Davidson County, Tennessee, and being a portion of the property conveyed to Claude J. Keisling as evidenced by deed of record in Book 4373 page 413, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin on the southerly right-of-way of Old Hickory Boulevard, said point being the most northeasterly corner of Lot 5 on the plan of Brentwood Gardens, of record in Book 1130, page 16, Register's Office Davidson County, Tennessee, said point also being a northwesterly corner of Fredericksburg P.U.D., a boundary plat of which is of record in Book 7900, page 509, Register's

Office Davidson County, Tennessee; Thence with said right-of-way of Old Hickory Boulevard, South 85 Degrees 28 Minutes 38 Seconds East a distance of 523.90 Feet to a point; Thence around a curve to the left through a central angle of 00 Degrees 40 Minutes 41 Seconds, a radius of 5759.58 feet, an arc distance of 68.16 Feet, a chord bearing of South 85 Degrees 48 Minutes 59 Seconds East, a chord distance of 68.16 Feet to the **Point of Beginning**; Thence around a curve to the left through a central angle of 06 Degrees 39 Minutes 06 Seconds, a radius of 5759.58 Feet, an arc distance of 668.65 Feet, a chord bearing of South 89 Degrees 28 Minutes 52 Seconds East, a chord distance of 668.28 Feet to a point; Thence leaving said right-of-way of Old Hickory Boulevard and severing said Niederhauser Property the following calls: South 18 Degrees 19 Minutes 11 Seconds West a distance of 92.22 Feet to a point; Thence South 53 Degrees 56 Minutes 03 Seconds West a distance of 266.61 Feet to a point; Thence South 36 Degrees 03 Minutes 57 Seconds East a distance of 74.89 Feet to a point; Thence South 40 Degrees 39 Minutes 03 Seconds West a distance of 207.57 Feet to a point; Thence South 58 Degrees 52 Minutes 26 Seconds West a distance of 220.34 Feet to a point; Thence South 79 Degrees 55 Minutes 24 Seconds West a distance of 71.75 Feet to a point; Thence South 10 Degrees 44 Minutes 52 Seconds East a distance of 97.04 Feet to a point; Thence around a curve to the left through a central angle of 13 Degrees 35 Minutes 49 Seconds, a radius of 754.19 Feet, an arc distance of 178.98 Feet, a chord bearing of South 71 Degrees 26 Minutes 06 Seconds West, a chord distance of 178.56 Feet to a point; Thence North 07 Degrees 29 Minutes 41 Seconds West, passing the southerly line of said Keisling Property at 229.32 feet, a total distance of 281.03 Feet to a point; Thence severing said Keisling Property the following calls: North 78 Degrees 39 Minutes 08 Seconds East a distance of 87.96 Feet to a point; Thence North 03 Degrees 34 Minutes 48 Seconds East a distance of 452.16 Feet to the **point of beginning**, containing 298,885 square feet or 6.861 acres more or less.

Being part of the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, as evidenced by deeds of record in Book 772, page 593, Book 965, page 49, and Book 699, page 778, Register's Office Davidson County, Tennessee, and being a portion of the property conveyed to Claude J. Keisling as evidenced by deed of record in Book 4373 page 413, said Register's Office; 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 236, 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, Book 9567, page 784, and Book 9948, page 436, 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

BOOK 10100 PG 642

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.

Jerrie L. Collins
Notary Public

My Commission Expires: 11-30-96

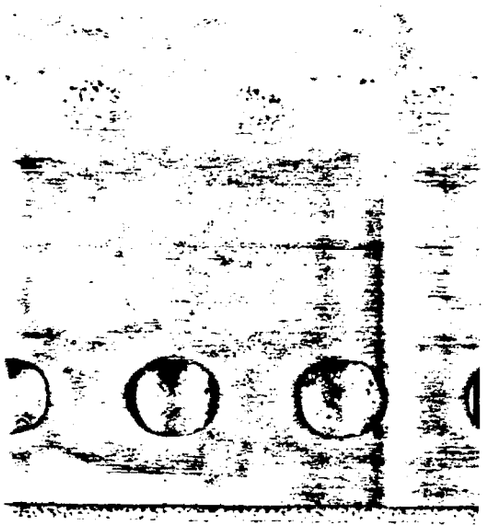
JERRIE L. COLLINS NOTARY PUBLIC VIRGINIA

3458 06/27 0101 03CHECK 2022.47

0197330
DOCUMENT # REFERENCE

96 JUN 27 AM 10:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

10170427





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 643

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
				542019.00
				CON TX 2005.47
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2022.47
				CHECK 2022.47
06/27/96	01			11:01 0001 8458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197330
IDENTIF. ↑ REFERENCE

96 JUN 27 AM 10:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056215