BOOK 10173 PG 450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 326,326.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. WILLIAMSON NOTARY PUBLIC AT LARGE

My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Cox, Jr. (NAME)	Chase Manhattan Mortgage (NAME)	64-3-D 091
1129 Safety Harbor Cove (ADDRESS)	343 Thornall Street (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Cox, Jr. and wife, Lori A. Cox

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 243 on the Plan of Phase Six, Section One, Brandywine Pointe, of record in Book 7900, Page 805, 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. by deed from Brandywine Pointe Partners, L. P., a Tennessee limited partnership, of record in Book 10012, Page 826, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 9485, Page 885; Articles of Incorporation of record in Book 9013, Page 39 and Book 9117, Page 77; Declaration of CCR of record in Book 8695, Page 379 and Book 9145, Page 957 and Book 9576, Page 846 and Book 9776, Page 427, and all matters on the plan of record.

021 9972
IDENTIF. & REFERENCE

96 AUG 30 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 1129 Safety Harbor Cove, Old Hickory, TN 37138 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 29th day of August 19 96

Radnor Homes, Inc.
By:
Thomas G. Sizzler, Financial Manager

STATE OF TENNESSEE
COUNTY OF

BOOK 10173 PG 451

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Financial Manager and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Financial Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas J. Sitzler as such Financial Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 29th day of August 19 96.

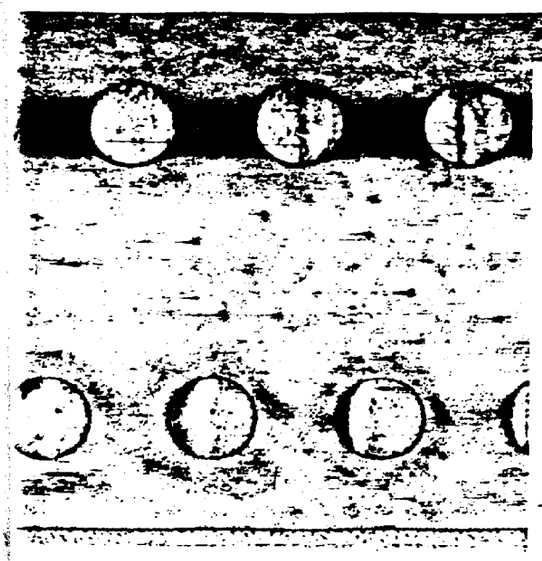
My commission expires May 16, 1999

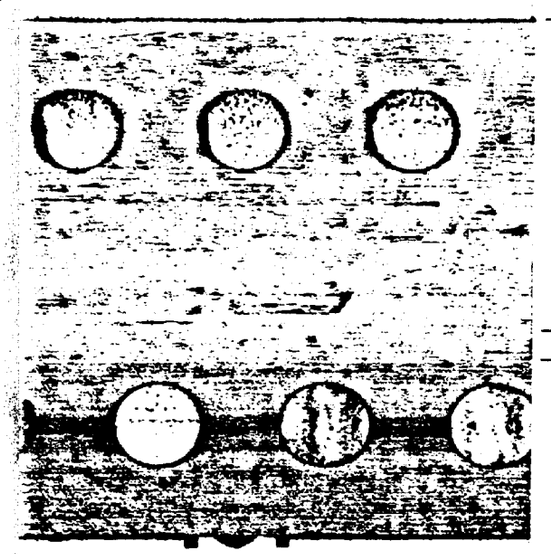
TERESA M. PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

_____
Notary Public

2833 08/30 0101 03CHECK

1216-41





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 452

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	326326.95
			CON TX	1207.41
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1216.41
			CHECK	1216.41
08/30/96	01		13:29 0001	2833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0219972

96 AUG 30 PM 1:

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 1025351