BOOK 10281 PG 843

46

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November 1996

Notary Public

MY COMMISSION EXPIRES: October 4, 1998
(AFFIX SEAL)

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radnor Homes, Inc. (NAME)	New Owner (NAME)	147-07-A-11, 12,
5544 Franklin Road, Ste. 200. (ADDRESS)	(ADDRESS)	13 AND 14
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(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 Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Radnor Homes, Inc., a Tennessee corporation

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

Land in Davidson County, Tennessee, being Units Nos. 11, 12, 13 & 14 on the Site Plan of Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Development Corporation by deed from Rodgers Properties, Ltd. of record in Book 9618, Page 197, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1850, Page 566, Book 4750, Page 536, Book 5197, Page 544; By-Laws in Book 5197, Page 585; Easement in Book 3255, Page 532; Plan of record in Book 1629, Page 117, Book 4675, Page 66, Book 5050, Page 101; Rules and Regulations in Book 6636, Page 970; Quitclaim deed in Book 5201, Page 958; Agreement in Book 10010, Page 45, and all matters shown on the Plan of Record.

0253045 IDENTIF. ↑ REFERENCE

96 DEC -5 AM 11:21
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2435 12/05 0101 03CHECK 275.40

unimproved (X)
This is improved ( ) property, known as Lots 11, 12, 13 & 14 Woodlea Pl., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of November, 19 96

Radnor Development Corporation
By:
Thomas J. Sitzler, Vice President

BOOK 10281 PG 844

STATE OF TENNESSEE
COUNTY OF

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

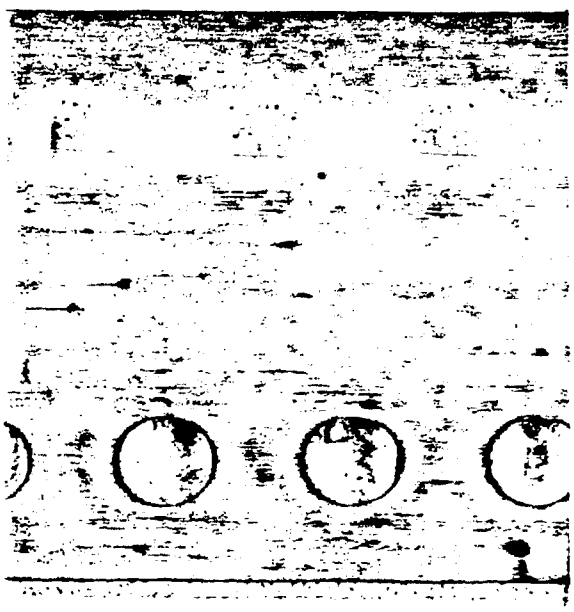
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Radnor Development Corporation the within named bargainor, and corporation, and that he as such Vice President 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 Vice President, and attesting the same by the said _____ as such _____.

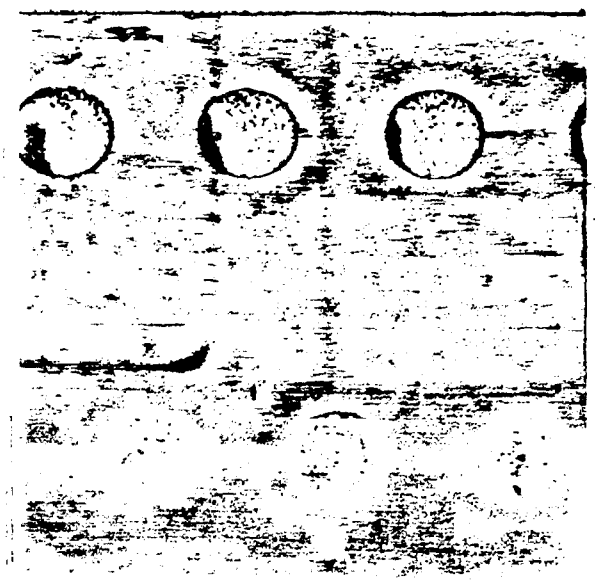
Witness my hand and official seal at office at Brentwood, TN on this the 22nd day of November 19 96 .

My commission expires October 26, 1998

_____
Notary Public

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10281 PG 845

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 72000.00	
			CON TX 266.40	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 275.40	
			CHECK 275.40	
12/05/96	01		11:22 0001 2435	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253045
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095091