#48

WARRANTY DEED

BOOK 10349 PG 669

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 1997

Notary Public

MY COMMISSION EXPIRES: May 10, 1999
(AFFIX SEAL)

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)	First Union National Bank (NAME)	147-07-A-7 & 8
5544 Franklin Road, Suite 200 (ADDRESS)	150 Fourth Avenue North (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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

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

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, TN, being Units Nos. 7 and 8 on the Site Plan of Phase II, Woodlea Place Townhomes, of record in Plat 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; Plans of record in Book 1629, Page 117, Book 4675, Page 66, Book 5050, Page 101; Rules & 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.

0273090
IDENTIF. & REFERENCE

97 FEB 14 AM 10:01
FILED & RECORDED
DAVIDSON COUNTY, TN.

6404 02/14 0101 03CHECK 142.20

unimproved (X)
This is improved ( ) property, known as Lots 7 & 8 Woodlea, Nashville, TN
(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 13th day of February 19 97

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

BOOK 10349 PG 670

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 _____.

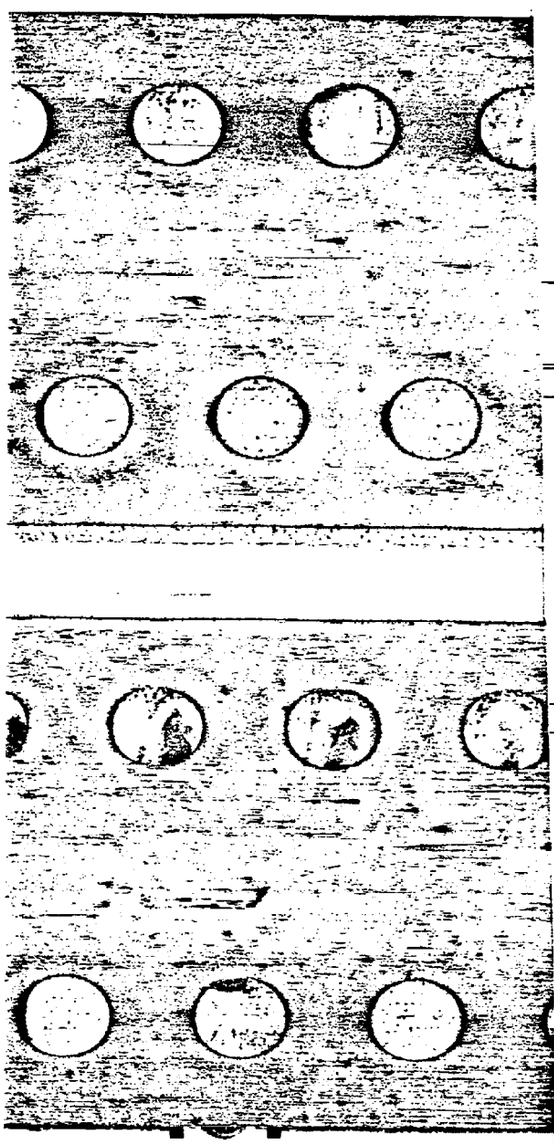
Witness my hand and official seal at office at Brentwood, TN on this the 13th day of February 19 97 .

My commission expires May 16, 1999

_____
Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. My Commission Expires 5-16-99

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



RECEIVED OF _____

FOR _____

BOOK 10349 PG 671

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 37000.00
CON TX 133.20
PRFEE 1.00
TDEED 8.00
TOTAL 142.20
CHECK 142.20

02/14/97 01 10:05 0001 6404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273090
IDENTIF. & REFERENCE

97 FEB 14 AM 10:01

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1116867