WARRANTY DEED

BOOK 10359 PG 424

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February 19 97

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Radnor Homes, Inc. (NAME)	Mortgagee: NationsBank of Tennessee (NAME)	160-82.00
5544 Franklin Road, Ste 200 (ADDRESS)	5121 Maryland Way, Ste. 203 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Fred V. Fox and wife, Claudia L. Fox

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, Tennessee, according to a survey of the westerly parts of Lots 1 and 2 on the Plan of Brentwood Gardens, made by Hal R. Swann, Jr., Surveyor, dated May 9, 1964, and recorded in Book 1130, page 16, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southeast corner of Old Hickory Boulevard and Cloverland Drive, thence in an easterly direction along the southerly margin of Old Hickory Boulevard a distance of 321.0 feet to a point; thence in a southerly direction a distance of 160.5 feet more or less, to a point; thence in a westerly direction a distance of 308 feet, more or less, to a point in the easterly margin of Cloverland Drive; thence along the easterly margin of Cloverland Drive in a northerly direction a distance of 162.5 feet to the point of beginning. *

Being part of the same property conveyed to Fred V. Fox and wife, Claudia L. Fox by deed from Robert I. Moore, unmarried of record in Book 3765, Page 223, Register's Office for Davidson County, TN.

Subject to Easements of record in Book 5071, Page 397, Book 7875, Page 734, and all matters shown on the Plan of Record.

*INCLUDED IN the above described property BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed to the State of Tennessee of record in Book 7875, Page 734, said Register's Office.

unimproved ( )
This is improved (X) property, known as 687 Old Hickory Blvd., Brentwood, TN 37027
(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 our hand s this 20th day of February 19 97

Fred V. Fox
Fred V. Fox

Claudia L. Fox
Claudia L. Fox

BOOK 10359 PG 425

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred V. Fox and wife, Claudia L. Fox

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of February, 19 97.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0276231

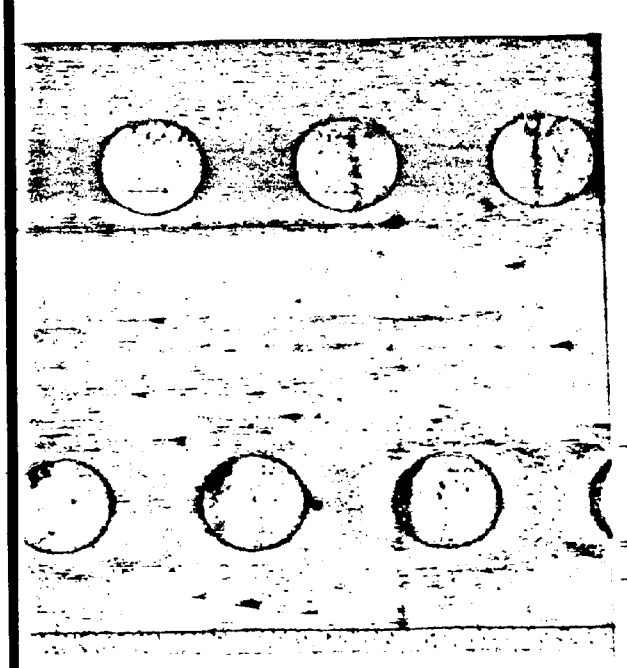
IDENTIF. & REFERENCE

97 FEB 25 PM 1:41

[illegible] REGISTER
DAVIDSON COUNTY, TN.

9812 02/25 0101 03 CHECK

$20.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10359 PG 426

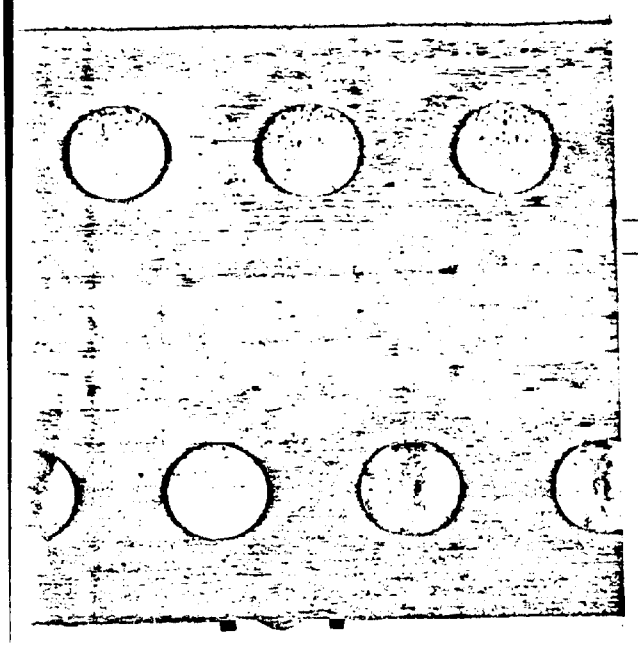
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
275000.00
CON TX 1017.50
PRFEE 1.00
MISCED 8.00
TOTAL 1026.50
CHECK 1026.50

02/25/97 01 13:44 0001 9P12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0276231
IDENTIF. ↑ REFERENCE

97 FEB 25 PM 1:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1120237