#48

FROM: Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick H. Wallman, Lynne Wallman Reed, individually, and Richard Frederick Wallman, individually and Lynne Wallman Reed and Richard Frederick Wallman, as Co-Executors of the Estate of Dorothy N. Wallman, and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992

BOOK 10368 PG 89

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: Waller, Lansden, Dortch & Davis, A Professional Limited Liability Company, 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 $108,540.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1997.

Notary Public

My Comm. Expires: 5/14/99

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick H. Wallman, Lynne Wallman Reed, individually, and Richard Frederick Wallman, individually and Lynne Wallman Reed and Richard Frederick Wallman, as Co-Executors of the Estate of Dorothy N. Wallman, and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, 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 2.412 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 935 page 49, and Book 699 page 776, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at a point on the easterly margin of Cloverland Drive, said point being the most northwesterly corner of Lot 11 on the plan of "Brentwood Gardens" of record in Book 1130, page 16, Register's Office Davidson County, Tennessee. Thence with the northerly line of said Lot 11, South 89 Degrees 07 Minutes 46

seconds East a distance of 500.00 Feet to the most northeasterly corner of said Lot 11, the Point of Beginning. Thence with a new line, severing said Niederhauser Property, the following calls: South 89 Degrees 07 Minutes 46 Seconds East a distance of 212.61 feet to a point; Thence North 30 Degrees 29 Minutes 55 Seconds East a distance of 276.06 Feet to a point; Thence around a curve to the right through a central angle of 73 Degrees 24 Minutes 20 Seconds, a radius of 275.00 Feet, an arc distance of 352.32 Feet, a chord bearing of South 30 Degrees 12 Minutes 23 Seconds East, a chord distance of 328.72 Feet to a point, said point being the most northeasterly corner of Lot 43 on the plan of Fredericksburg, Section 6B as of record in Book 9700, page 151, Register's Office Davidson County, Tennessee; Thence with the northerly line of said plan of Fredericksburg, Section 6B the following calls: North 83 Degrees 30 Minutes 13 Seconds West a distance of 131.91 Feet to a point; Thence South 27 Degrees 25 Minutes 10 Seconds West a distance of 115.17 Feet to a point; Thence South 88 Degrees 56 Minutes 44 Seconds West a distance of 181.91 Feet to a point; Thence South 72 Degrees 06 Minutes 19 Seconds West a distance of 175.54 Feet to a point in the easterly line of Lot 12 on the aforementioned plan of Brentwood Gardens; Thence with the easterly line of said plan of Brentwood Gardens, North 04 Degrees 24 Minutes 43 Seconds East a distance of 194.62 Feet to the Point of Beginning, containing 105,058 Square Feet or 2.412 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 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. Irma Louise Keisling, heir of Cleo Von Niederhauser having also died. The Will of Irma Louise Keisling of record in the Probate Court for Davidson County, Tennessee, devised her interest to Dorothy Niederhauser Wallman, Helen Niederhauser Parker and Freddie Niederhauser Phillips. 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. The said Dorothy Niederhauser Wallman having since died, and being part of the property devised to Dick H. Wallman and Lynne Wallman Reed and Richard Frederick Wallman, as Co-Trustees pursuant to the Will of Dorothy N. Wallman.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1997 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 21 day of November, 1997.

Helen Niederhauser Parker by
Edmond D. Phillips, attorney-in-fact

Freddie Niederhauser Phillips 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

Dick N. Wallman

Lynne Wallman Reed, individually

Lynne Wallman Reed, Co-Executor of the Estate of Dorothy N. Wallman

Lynne Wallman Reed, Co-Trustee of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992

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Richard Frederick Wallman, individually

Richard Frederick Wallman, Co-Executor of the Estate of Dorothy N. Wallman

Richard Frederick Wallman, Co-Trustee of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992

STATE OF NEW JERSEY)
COUNTY OF Morris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Frederick Wallman, individually and as Co-Executor of the Estate of Dorothy N. Wallman and as Co-Trustee of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he, individually and as Co-Executor and as Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Morristown New Jersey, this the 21 day of February, 1997.

Margaret C O'Boyle
NOTARY PUBLIC

My Commission Expires: MARGARET C. O'BOYLE
A Notary Public of New Jersey
My Commission Expires Oct. 22, 1999

0278669
IDENTIFICATION REFERENCE

97 MAR -4 PM 1:55
FELICIA NELSON REGISTER
DAVIDSON COUNTY, TN.

2446 03/04 0101 03CHECK 422.60

101727EC
17023420

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF MARTIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Wallman Reed, individually and as Co-Executor of the Estate of Dorothy N. Wallman and as Co-Trustee of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she, individually and as Co-Executor and as Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Blm City Florida ~~Tennessee~~, this the 27th day of February, 1997.

Pamela Thompson
NOTARY PUBLIC

My Commission Expires: MAY 22, 1998

PAMELA THOMPSON
Notary Public, State of Florida
My Comm Expires May 22, 1998
No. CC 374864
Bonded Thru Official Notary Service

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF MARTIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dick H. Wallman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

27th day of February, 1997. Witness my hand and seal, at office in Blm City Florida ~~Tennessee~~, this the

Pamela Thompson
NOTARY PUBLIC

My Commission Expires: MAY 22, 1998

PAMELA THOMPSON
Notary Public, State of Florida
My Comm Expires May 22, 1998
No. CC 374864
Bonded Thru Official Notary Service

STATE OF FLORIDA)
COUNTY OF MARTIN

Personally appeared before me, PAMELA THOMPSON, 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, Patricia Parker Newton, and Pamela Parker McCarthy, and acknowledged that he executed the same as the free act and deed of said Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, and Pamela Parker McCarthy, and on their behalf, for the purposes therein contained.

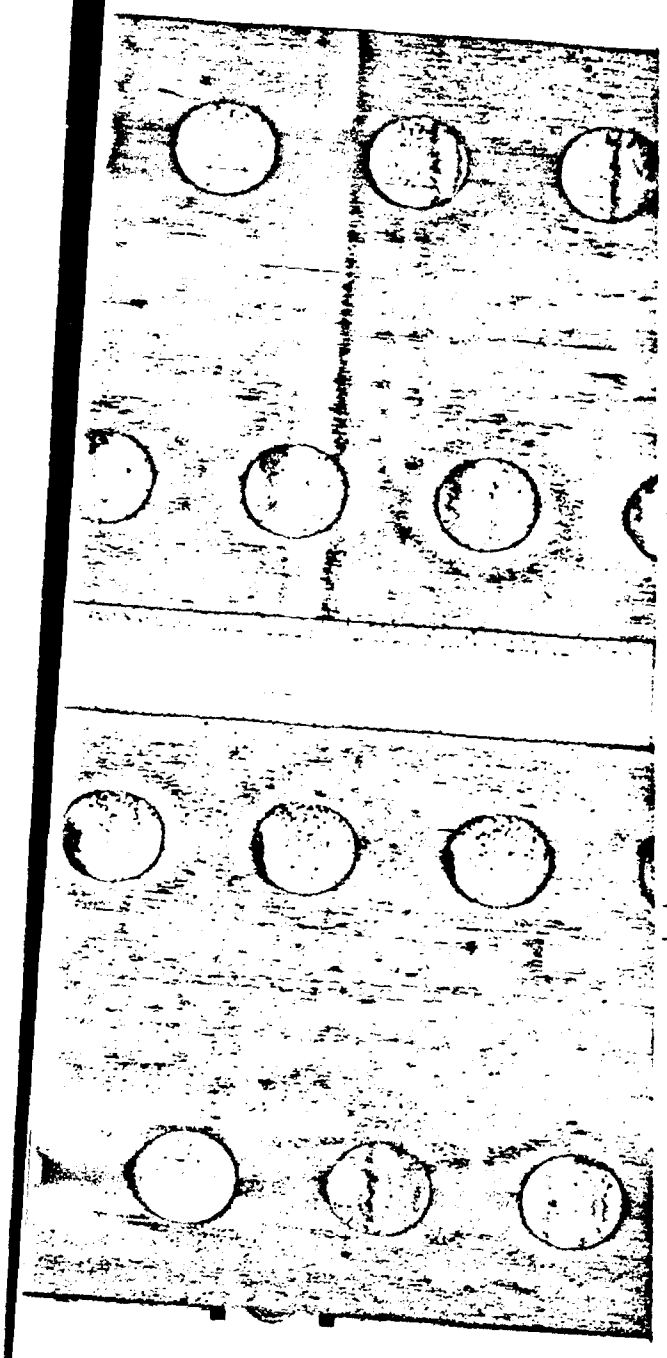
Witness my hand and seal, at office in Blm City, Florida, this the 27th day of February, 1997.

Pamela Thompson
Notary Public

My Commission Expires: MAY 22, 1998

PAMELA THOMPSON
Notary Public, State of Florida
My Comm Expires May 22, 1998
No. CC 374864
Bonded Thru Official Notary Service

101727EC
17023420



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 94

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
108540.00
CON TX 401.60
PRFEE 1.00
WDEED 20.00
TOTAL 422.60
CHECK 422.60

03/04/97 01 14:01 0001 2446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278669
IDENTIF. & REFERENCE

97 MAR -4 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 112283