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 10392 PG 225

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 $453,223.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 1997.

Notary Public

My Comm. Expires: [illegible]

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 5.737 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 965, page 49 and Book 699, page 778, Register's Office Davidson County, Tennessee, and a portion of the property conveyed to Claude J. Keisling et ux as evidenced by deed of record in Book 4373, page 413, Register's Office Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the southerly right-of-way of Old Hickory Boulevard, said point being the most northwesterly corner of the plan of "Revised Phase One, Section One, Townhomes of Fredericksburg", of record in Plat Book 9700, page

236, Register's Office Davidson County, Tennessee; Thence with the common line of the herein-described tract and said plan of Section One, Townhomes of Fredericksburg, the following calls: South 03 degrees 34 minutes 48 seconds West a distance of 452.16 feet to an iron pin;
Thence South 78 degrees 39 minutes 08 seconds West a distance of 87.96 feet to an iron pin; thence South 07 degrees 29 minutes 41 seconds East a distance of 281.03 feet to an iron pin, said point being the most southwesterly corner of said plan of "Section One, Townhomes of Fredericksburg"; thence with a new line, severing said Niederhauser property, the following calls: Around a curve to the left through a central angle of 17 degrees 30 minutes 58 seconds, a radius of 754.19 feet, an arc distance of 230.57 feet, a chord bearing of South 55 degrees 52 minutes 42 seconds West, a chord distance of 229.67 feet to an iron pin; thence South 47 degrees 07 minutes 13 seconds West a distance of 70.02 feet to an iron pin; Thence around a curve to the right through a central angle of 81 degrees 47 minutes 12 seconds, a radius of 25.00 feet, an arc distance of 35.69 feet, a chord bearing of South 88 degrees 00 minutes 50 seconds West, a chord distance of 32.73 feet to an iron pin; thence around a curve to the left through a central angle of 09 degrees 09 minutes 23 seconds a radius of 325.00 feet, an arc distance of 51.94 feet, a chord bearing of North 55 degrees 40 minutes 15 seconds West, a chord distance of 51.88 feet to an iron pin; thence North 09 degrees 16 minutes 52 seconds East a distance of 318.46 feet to an iron pin; thence North 17 degrees 35 minutes 37 seconds East a distance of 193.98 feet to an iron pin; thence North 35 degrees 45 minutes 01 seconds West a distance of 111.17 feet to an iron pin; Thence North 03 degrees 21 minutes 10 seconds East a distance of 332.42 feet to an iron pin; thence with the southerly right-of-way of Old Hickory Boulevard, South 85 degrees 28 minutes 38 seconds East a distance of 263.17 feet to an iron pin; thence continuing, and with a curve to the left through a central angle of 00 degrees 40 minutes 41 seconds, a radius of 5759.58 feet, an arc distance of 68.16 feet, a chord bearing of South 85 degrees 48 minutes 59 seconds East, a chord distance of 68.16 feet to the point of beginning, containing 249,914 square feet or 5.737 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. Also being part of the property conveyed to Claude J. Keisling and wife, Irma Louise Keisling by deed of record in Book 4373, page 413, said Register's Office. Claude J. Keisling predeceased Irma Louise Keisling. 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 24th day of March, 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 by
Edmond D. Phillips, attorney-in-fact

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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

BOOK 10392 PG 229

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 [illegible] New Jersey, this the 14th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: [illegible]

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

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

BOOK 10392 PG 230

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 Nashville Tennessee, this the 21st day of March, 1997.

Notary Public

My Commission Expires: 9/15/99

STATE OF FLORIDA)
COUNTY OF MARTIN

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

19 Witness my hand and seal, at office in Palm City, Florida, this the day of March, 1997.

RICHARD ESPOSITO
COMMISSION # CC 624021
EXPIRES MAR 1, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

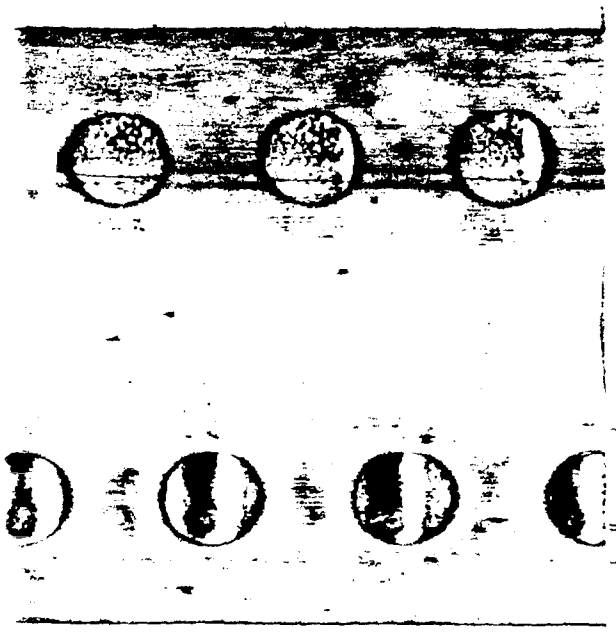
Notary Public

My Commission Expires: 3-1-2000

0297147

563 03/20 0001 [illegible]

381



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

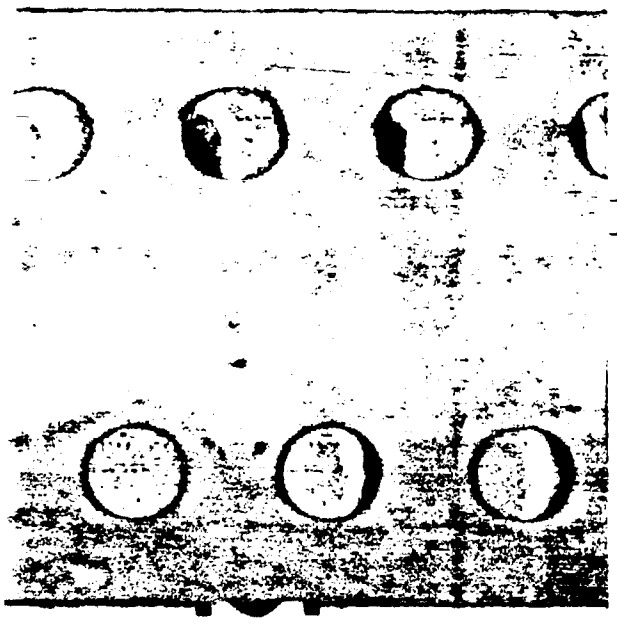
RECEIVED OF _____

FOR _____

BOOK 10392 PG 231

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
453203.00
CON TX 1676.93
PRFEE 1.00
WDEED 24.00
TOTAL 1701.93
CHECK 1701.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1563

0287147

IDENTIF... SERVICE

SEP 25 PM 9:53

REGISTER
DAVIDSON COUNTY, TN.

No. 1131855