WARRANTY DEED

STATE OF TENNESSEE 10409 950
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,390.00

Judy C. Ernst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 97

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 9th, 2000

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
D. Fritz Ernst	FT Mortgage Companies d/b/a	171-03-0-A 181.00
(NAME)	First Tennessee Mortgage Company, Inc. (NAME)	
1413 Fort Gaines Place	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Memphis, TN 38101	
(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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Fritz Ernst and wife, Judy C. Ernst

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 Lot No. 51 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 151, 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 Homes, Inc. by quitclaim deed from Radnor Development Corporation of record in Book 10066, Page 81, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the Plan of Record.

97 APR -2 A 11:48
PELIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02289765

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1413 Fort Gaines Place, 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 my hand this 27th day of March 19 97

Radnor Homes, Inc.
By:
Thomas J. Sitzler, Financial Manager

BOOK 10400 PG 951

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

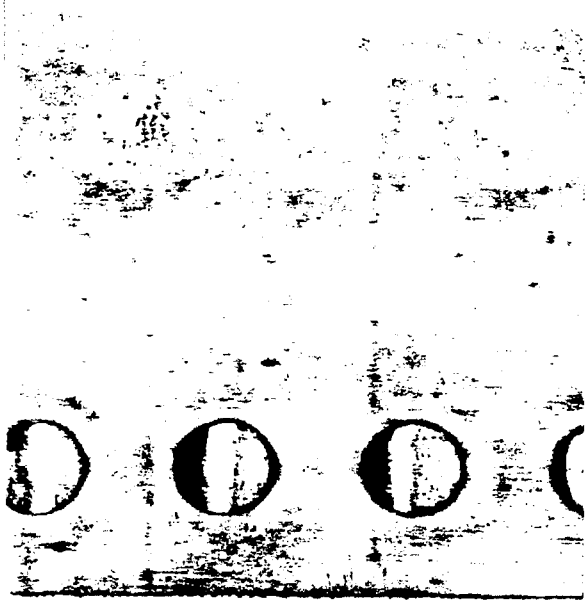
Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Thomas J. Sitzler_____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Financial Manager and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Financial Manager 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 Financial Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 26th day of March 19 97 .

My commission expires 5-16-99

Notary Public

4281 04/02 0101 03CHECK 1227.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

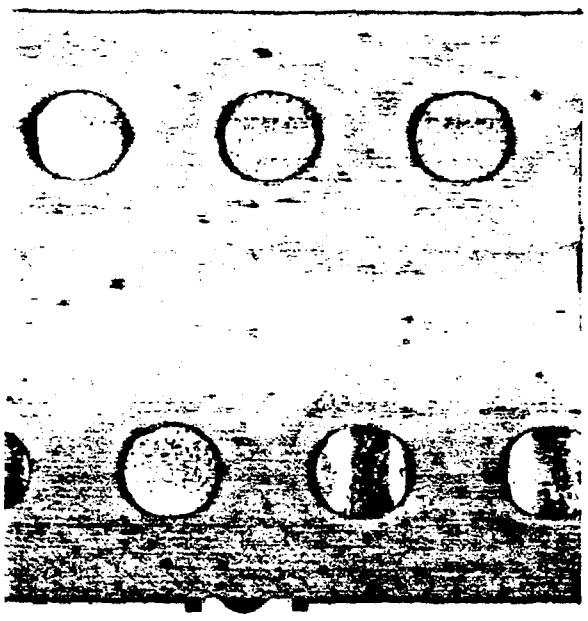
RECEIVED OF _____

FOR _____

BOOK 10400 PG 952

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 329390.00

CON TX 1218.75

PRFEE 1.00

WDEED 8.00

TOTAL 1227.75

CHECK 1227.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/97 01 10:50 0001 4281

0289765

IDENTIF. # REFERENCE

97 APR -2 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1134544