WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35404)

BOOK 10413 PG 783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 97

Notary Public

My Commission Expires: 5-16-99

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

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. W. Brennan (NAME)	Norwest Mortgage, Inc. (NAME)	160-16-0-A 022.00
5736 Chadwick Lane (ADDRESS)	P. O. BOX 5137 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Des Moines, IA 50365-5137 (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 William C. W. Brennan and wife, Shannon H. McGuire-Brennan

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, being Lot No. 13, on the plan of Section Two, Montgomery Place, of record in Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc. by deed from F. Don Montgomery, et al of record in Book 9646, page 419, Register's Office for Davidson County, Tennessee.

Subject to restrictions, homeowner's association charter, any and all easements of record and all matters as shown on the plan of record.

97 APR 11 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0293417
IDENTIF. + REFERENCE

unimproved ( )
This is improved (X) property, known as 5736 Chadwick Lane, 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 7th day of April 19 97

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

STATE OF TENNESSEE

BOOK 10413 PG 784

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 7th day of April 19 97.

My commission expires May 16, 1999

_____

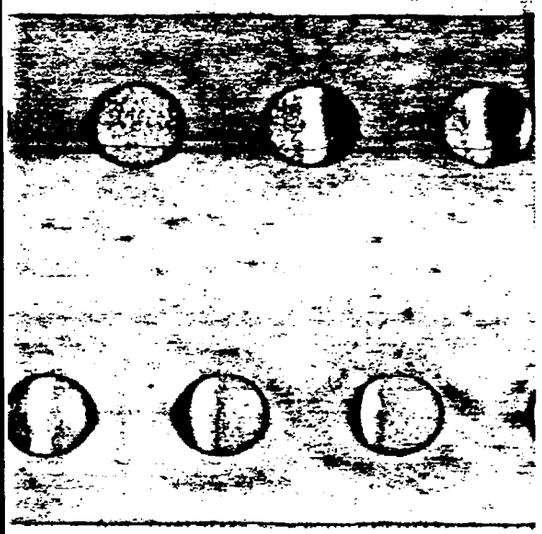
Notary Public

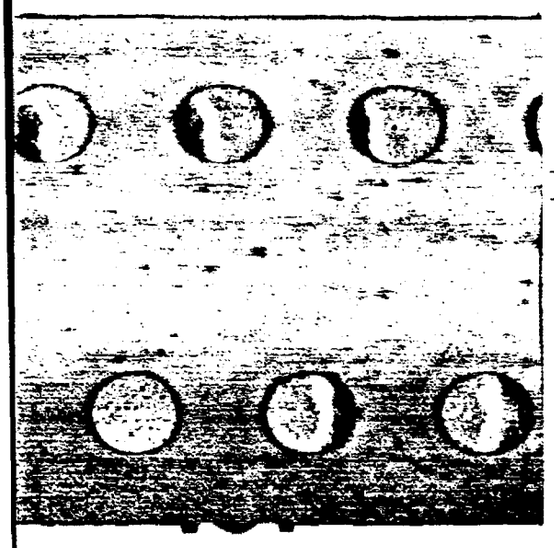
NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 5-16-99

8336 04/11 0101 03CHECK

1209-65





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

RECEIVED OF _____

FOR _____

BOOK 10413 PG 785

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	
				324500.00
			CON TX	1200.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1209.65
			CHECK	1209.65
	TN	04/11/97	01	10:06 0001 8336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02934117
IDENTIF. ← REFERENCE

97 APR 11 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138548