#4

BOOK 10571 PG 550

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

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 $467,364.00.

Jeanette F. Remer
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1997.

Notary Public

My Comm. Expires: 9-26-98

NOTARY PUBLIC AT LARGE DAVIDSON 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 5.916 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 being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Old Hickory Boulevard, said point being the most northwesterly corner of the aforementioned Niederhauser property, thence with the southerly margin of Old Hickory Boulevard, South 85 Degrees 28 Minutes 38 Seconds East a distance of 260.72 feet to a point, being the most northwesterly corner of Fredericksburg

Townhomes, Phase One, Section Two, as of record in Plat Book 9700, Page 364, said Register's Office; thence with a common line of Section Two, South 03 Degrees 21 Minutes 10 Seconds West a distance of 332.42 feet to a point; thence South 35 Degrees 45 Minutes 01 Seconds East a distance of 111.17 feet to a point; thence South 17 Degrees 35 Minutes 37 Seconds West a distance of 193.98 feet to a point; thence South 09 Degrees 16 Minutes 52 Seconds West a distance of 318.46 feet to a point; being a point on the northerly margin of Fredericksburg Way West as recorded on the plat of Fredericksburg, Section Seven, in Plat Book 9700, Page 405, said Register's Office; thence with northerly margin of Fredericksburg Way West, around a curve to the left to a point, through a central angle of 06 Degrees 39 Minutes 37 Seconds, an arc distance of 37.78 feet, a chord bearing of North 63 Degrees 34 Minutes 45 Seconds West, a chord distance of 37.76 feet; thence North 66 Degrees 54 Minutes 33 Seconds West a distance of 100.01 feet to a point; thence around a curve to the left, through a central angle of 27 Degrees 33 minutes 04 Seconds, an arc distance of 156.28 feet, a chord bearing of North 80 Degrees 41 Minutes 05 Seconds West, a chord distance of 154.78 feet to a point; thence, leaving the northerly margin of said road, North 04 Degrees 27 Minutes 37 Seconds West a distance of 269.65 feet to a point; thence leaving said Section Seven, South 89 Degrees 27 Minutes 58 Seconds East a distance of 67.70 feet to an existing iron pin; thence North 04 Degrees 00 Minutes 00 Seconds East a distance of 283.81 feet to an existing iron pin, being the most northeasterly corner of Brenton Park Subdivision, as of record in Plat Book 7900, Page 820, said Register's Office; thence North 03 Degrees 04 Minutes 17 Seconds East a distance of 309.89 feet to an existing iron pin, being the Point of Beginning, containing 257,721 square feet or 5.916 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.
101126, Page 489, Book 10275, Page 959,

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. **10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11,

5. Easements of record in Book 7358, page 643, and Book 9607, page 431, said Register's Office.

6. Charter for Town Homes of Fredericksburg Homeowner's Association ***
This is unimproved property.

***of record in Book 10126, Page 430, said Register's Office.

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 13th day of August, 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

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

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 7th day of August, 1997.

NOTARY PUBLIC

My Commission Expires:

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

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14071729

BOOK 10571 PG 554

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 11th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 20, 1999

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.

Witness my hand and seal, at office in PALM CITY, Florida, this the 31 day of JULY, 1997.

NOTARY PUBLIC STATE OF FLORIDA
RICHARD ESPOSITO
COMMISSION # CC 524021
EXPIRES MAR 1, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

Notary Public

My Commission Expires: 3-1-2000

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14071729

Richard Frederick Wallman

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

"Seller"

BOOK 10571 PG 555

0338293

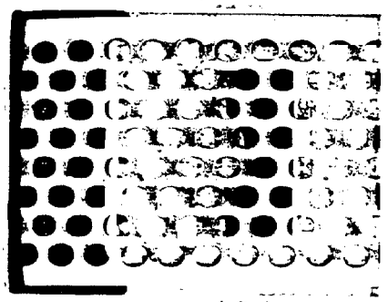
IDENTIF. + REFERENCE

97 AUG 18 PM 1:32

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

7642 08/18 0101 03CHECK 1754.25

10173FA0
14071129



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

RECEIVED OF _____

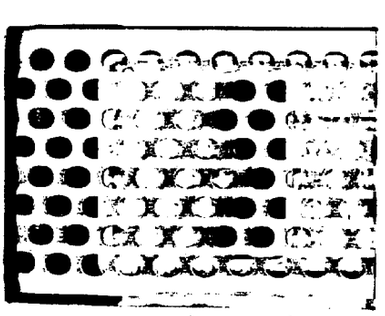
FOR _____

BOOK 10571 PG 556

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 467364.00	
			CON TX 1729.25	
			PRFEE 1.00	
			TDEED 24.00	
			ERR CO	
			TDEED 24.00-	
			WDEED 24.00	
			TOTAL 1754.25	
			CHECK 1754.25	
08/18/97	01	13:36 0001	7642	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338293
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187203