BOOK 10741 PG 566

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Radnor Homes, Inc. **5544 Franklin Road, Suite 200** **Nashville, Tennessee 37220**	**Owner**	**P/O 172-22.00**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $1,022,000.00

Affiant

Subscribed and sworn to before me this 30 day of December 1997.

Notary Public

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 10/26/98

WITNESSETH

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased, and Williams Family, L.P.**, a Tennessee limited partnership, ("Grantors"), by these presents, do hereby grant, transfer and convey to **Radnor Homes, Inc.**, a Tennessee corporation, ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described according to a P.U.D. Boundary Survey (Williams Grove) prepared by Anderson-Delk & Associates, Inc., dated November 4, 1997, by Mark E. Lowrance, TN. R.L.S. No. 1660, as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

This is unimproved property known as twenty-nine and two tenths (29.2) acres, more or less, located on Edmondson Pike, Brentwood (Davidson County), Tennessee 37027.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with said Grantee, that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned, if any.

AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 30 day of December 1997.

GRANTORS:

Lester L. Williams, Trustee

Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased

BOOK 10741 PG 587

Williams Family, L.P., a Tennessee limited partnership

By: Lester L. Williams, Gen Partner

Lester L. Williams, Jr., General Partner

By: Lillian I. Williams, General Partner

By: Lester L. Williams, delegate

Lester L. Williams, Jr., Authorized Delegate of Lillian I. Williams, General Partner

---

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of the said County and State, **Lester L. Williams, Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Trustee under the Last Will and Testament of Lester L. Williams, deceased, and who acknowledged that as such Trustee he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December 1997.

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: 10/26/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Lester L. Williams, Jr.,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained as a General Partner of Williams Family, L.P., a Tennessee limited partnership, and that he is authorized to execute this instrument as such General Partner.

Witness my hand and seal this 30th day of December 1997.

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: 10/26/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Lester L. Williams, Jr.,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained as an authorized Delegate of Lillian I. Williams, as a General Partner of Williams Family, L.P., a Tennessee limited partnership, and that as such Delegate for the said General Partner he is authorized to execute this instrument on behalf of said General Partner.

Witness my hand and seal this 30th day of December 1997.

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: 10/26/98

EXHIBIT "A"

Being a 29.200 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 Lester L. Williams, Jr. as evidenced by deed of record in Book 8301, Page 811, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin set at the intersection of the southerly margin of Old Smyrna Road and the westerly margin of Edmondson Pike; thence with the westerly margin of Edmondson Pike South 22 degrees 19 minutes 50 Seconds East a distance of 587.98 feet to the Point of Beginning: Thence with the westerly margin of Edmondson Pike, South 22 degrees 19 minutes 50 seconds East a distance of 1100.55 feet to an iron pin; thence continuing, around a curve to the left, through a central angle of 37 degrees 18 minutes 08 seconds, a radius of 238.70 feet, an arc distance of 155.41 feet, a chord bearing of South 40 degrees 58 minutes 54 seconds East, a chord distance of 152.68 feet to an iron pin; thence continuing South 59 degrees 37 minutes 58 seconds East a distance of 40.84 feet to an iron pin set at the most northwesterly corner of the property conveyed to Herbert & Sons, Inc., as evidenced by deed of record in Book 8811, Page 469, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Herbert & Sons Property, South 05 degrees 42 minutes 09 seconds East a distance of 132.02 feet to an iron pin; thence South 52 degrees 02 minutes 19 seconds West a distance of 135.00 feet to an iron pin; thence leaving Herbert & Son's westerly line, and with the County Line between Davidson and Williamson Counties, and with a new line, severing said Williams Property, the following calls: North 62 degrees 09 minutes 33 seconds West a distance of 1367.49 feet to a point; thence North 19 degrees 29 minutes 15 seconds East a distance of 292.01 feet to a point; thence North 11 degrees 56 minutes 21 seconds West a distance of 111.73 feet to a point; thence South 78 degrees 03 minutes 39 seconds West a distance of 67.86 feet to a point; thence South 72 degrees 34 minutes 38 seconds West a distance of 52.32 feet to a point; thence South 78 degrees 03 minutes 39 seconds West a distance of 311.24 feet to a point; thence South 27 degrees 18 minutes 39 seconds West a distance of 95.04 feet to a point; thence North 62 degrees 09 minutes 33 seconds West a distance of 402.65 feet to a point; thence North 39 degrees 36 minutes 05 seconds East a distance of 201.34 feet to a point; thence around a curve to the right through a central angle of 01 degrees 37 minutes 19 seconds, a radius of 597.74 feet, an arc distance of 16.92 feet, a chord bearing of South 49 degrees 35 minutes 15 seconds East, a chord distance of 16.92 feet to a point; thence North 41 degrees 13 minutes 24 seconds East a distance of 145.00 feet to a point; thence North 89 degrees 50 minutes 31 seconds East a distance of 115.42 feet to a point; thence North 78 degrees 03 minutes 39 seconds East a distance of 170.87 feet to a point; thence North 42 degrees 32 minutes 07 seconds East a distance of 163.61 feet to a point; thence South 55 degrees 05 minutes 30 seconds East a distance of 163.53 feet to a point; thence North 78 degrees 03 minutes 39 seconds East a distance of 135.00 feet to a point;thence North 11 degrees 56 minutes 21 seconds West a distance of 23.32 feet to a point; thence North 78 degrees 03 minutes 39 seconds East a distance of 220.65 feet to a point; thence South 23 degrees 14 minutes 37 seconds East a distance of 77.63 feet to a point; thence North 88 degrees 55 minutes 55 seconds East a distance of 181.03 feet to a point; thence around a curve to the right through a central angle of 04 degrees 41 minutes 24 seconds, a radius of 156.16 feet, an arc distance of 12.78 feet, a chord bearing of South 03 degrees 39 minutes 54 seconds East, a chord distance of 12.78 feet to a point; thence North 88 degrees 40 minutes 48 seconds East a distance of 175.55 feet to the Point of Beginning, containing 1,271,941 square feet or 29.200 acres, more or less.

Being part of the same property conveyed to Mrs. Minnie L. Williams and Lester L. Williams by deed from John M. Williams and wife, Julia L. Williams, W.H. Williams and wife, Lillian E. Williams; Mrs. Annelle McMurray and husband, Sam K. McMurray; Jesse M. Williams and wife, Florence F. Williams; Hood Williams and wife, Mildred M. Williams and Mrs. Sador Edmondson and husband, R. Tom Edmondson, being the sole heirs of Mrs. Annie Williams, deceased, dated April 28, 1934, recorded June 13, 1935, of record in Book 972, Page 262, Register's Office for Davidson County, TN. Minnie L. Williams conveyed her one-half (1/2) undivided interest in subject property to Lester L. Williams by deed of record in Book 1149, Page 93, said Register's Office, reserving unto herself a life estate as set forth in said deed. Lester L. Williams died testate on June 4, 1990. By will of record in Will Book 174, Page 107, Probate Court Clerk's Office for Davdison County, TN, Docket No. 96796, subject property was devised to Lillian I. Williams. By Disclaimer pursuant to T.C.A. Section 31-1-103 of record in Book 8301, Page 811, said Register's Office, Lillian I. Williams disclaimed a 52.174% undivided interest in subject property, which was then devised into the trust set forth in said will, Lester L. Williams, Jr., Trustee. By quitclaim deed of record in Book 9560, Page 839, said Register's Office, Lillian I. Williams, surviving spouse and residuary legatee of Lester L. Williams, deceased, conveyed a 47.826% undivided interest in subject property to Lillian I. Williams, General Partner of the Williams Family, L.P.. Said Lillian I. Williams, General Partner of the Williams Family, L.P. having delegated her duties as General Partner to Lester L. Williams, Jr., in a Delegation of Duties, attached hereto as an exhibit.

Subject to all matters shown on the Plan of Record.

0385624
IDENTIF. + REFERENCE
97 DEC 31 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

/209 12/31 0101 03CHECK 3802-40

EXHIBIT "B"

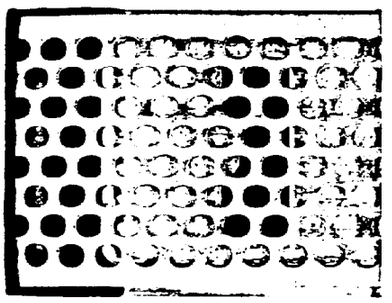
DELEGATION OF DUTIES PG 10741 PG 570

WILLIAMS FAMILY, L.P.

I, Lillian I. Williams, General Partner of the Williams Family, L.P., hereby delegate all of my duties as General Partner and Tax Matters Partner to Lester L. Williams, Jr., in accordance with Article V, Section 5.01 of the Williams Family, L.P. Limited Partnership Agreement. This delegation is effective immediately and shall continue in effect until revoked by me in writing or until the death, retirement or incapacity of Lester L. Williams, Jr.

Lillian I. Williams
Lillian I. Williams

Date: Dec 22 1994 1:05pm



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

RECEIVED OF _____

FOR _____

BOOK 10741 PG 571

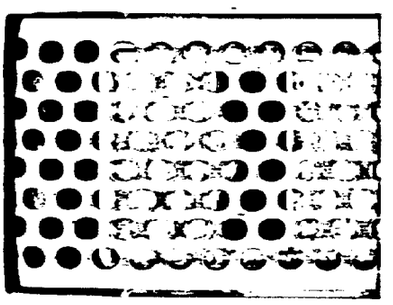
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1022000.00
CON TX 3781.40
PRFEE 1.00
WDEED 20.00
TOTAL 3802.40
CHECK 3802.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/97 01 13:41 0001 7209



0385624
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237904