FROM: Freddie Niederhauser Phillips, Patricia Parker Newton, individually, Patricia Parker Newton, Executrix of the Estate of Helen Niederhauser Parker, and Patricia Parker Newton, Trustee of the Helen N. Parker Trust dated May 16, 1997, Pamela Parker McCarthy, 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

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 $429,523.00.

Affiant

Subscribed and sworn to before me, this the _____ day of January, 1998.

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Comm. Expires: 9-26-98

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, Freddie Niederhauser Phillips, Patricia Parker Newton, individually, Patricia Parker Newton, Executrix of the Estate of Helen Niederhauser Parker, and Patricia Parker Newton, Trustee of the Helen N. Parker Trust dated May 16, 1997, Pamela Parker McCarthy, 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, 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 5.437 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 for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the easterly margin of Fredericksburg Way

West, said iron pin being the most northwesterly corner of Lot 116 on the plan of Fredericksburg Section 6B, as of record in Book 9700, page 151, said Register's Office; thence with said margin of Fredericksburg Way West, around a curve to the left through a central angle of 49 Degrees 29 Minutes 36 Seconds, a radius of 325.00 feet, an arc distance of 280.74 feet, a chord bearing of North 26 Degrees 20 Minutes 46 Seconds West, a chord distance of 272.10 feet to a point; thence leaving said margin of Fredericksburg Way West and with the southerly line of Townhomes of Fredericksburg, Section Two, of record in Book 9700, page 364, said Register's Office, around a curve to the left 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 North 88 Degrees 00 Minutes 50 Seconds East, a chord distance of 32.73 feet to a point; thence continuing North 47 Degrees 07 Minutes 13 Seconds East a distance of 70.02 feet to a point; thence continuing, and with the southerly line of Townhomes of Fredericksburg, Section One, Revised, of record in Book 9700, page 236, said Register's Office, around a curve to the right through a central angle of 31 Degrees 06 Minutes 47 Seconds, a radius of 409.54, an arc distance of 409.54 feet, a chord bearing of North 62 Degrees 40 Minutes 37 Seconds East, a chord distance of 404.53 feet to a point; thence North 79 Degrees 15 Minutes 08 Seconds East a distance of 178.16 feet to a point; thence South 20 Degrees 42 Minutes 11 Seconds East a distance of 318.22 feet to a point in the northerly line of Lot 285 on the plan of Fredericksburg, First Revision, Section 5A, of record in Book 7900, page 961, said Register's Office; thence with the northerly line of said plan of Fredericksburg, Section 5A, South 59 Degrees 34 Minutes 28 Seconds West a distance of 279.77 feet to an iron pin; thence with the northerly line of Fredericksburg, Section 1B, of record in Book 7900, page 552, said Register's Office, South 40 Degrees 07 Minutes 29 Seconds West a distance of 82.86 feet to an iron pin; thence South 88 degrees 24 Minutes 02 Seconds West, passing the most northwesterly corner of said Section 1B at 205.68 feet, and continuing with the northerly line of the aforementioned Lot 116, Section 6B, a total distance of 315.68 feet to the point of beginning, containing 236,847 square feet or 5.437 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 Lynne Wallman Reed and Richard Frederick Wallman, as Co-Trustees pursuant to the Will of Dorothy N. Wallman. The said Helen Niederhauser Parker having since died, and being part of the property devised to

Patricia Parker Newton, Trustee of the Helen N. Parker Trust dated May 16, 1997.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1998 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 15 day of January, 1998.

Patricia Parker Newton, individually

Patricia Parker Newton, Executrix of the Estate of Helen Niederhauser Parker

Patricia Parker Newton, Trustee of the Helen N. Parker Trust dated May 16, 1997

271382.01

BOOK 10766 PG 910

Freddie Niederhauser Phillips by
Edmond D. Phillips, attorney-in-fact

Pamela Parker McCarthy by
Edmond D. Phillips, attorney-in-fact

Lynne Wallman Reed, individually

Lynne Wallman Reed, Co-Executor of the
Estate of Dorothy N. Wallman

Richard Frederick Wallman, individually

Richard Frederick Wallman, Co-Executor of
the Estate of Dorothy N. Wallman

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, 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, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Morristown New Jersey, this the 20th day of January, 1998.

NOTARY PUBLIC

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

My Commission Expires:

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, 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, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 20th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9/13/99

271382.02

STATE OF FLORIDA)
COUNTY OF Martin

Personally appeared before me, ~~Edmond Phillips~~ Terry Messier, 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 Freddie Niederhauser Phillips and Pamela Parker McCarthy, and acknowledged that he executed the same as the free act and deed of said Freddie Niederhauser Phillips and Pamela Parker McCarthy, and on their behalf, for the purposes therein contained.

Witness my hand and seal, at office in Stuart, Florida, this the 15 day of January, 1998.

Terry Messier
Notary Public

My Commission Expires: Nov 6, 2000

TERRY MESSIER
MY COMMISSION # CC 599177
EXPIRES: November 6, 2000
Bonded Thru Notary Public Underwriters

271382.01

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Parker Newton, individually and as Executrix of the Estate of Helen Niederhauser Parker, and as Trustee of the Helen N. Parker Trust dated May 16, 1997, 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, as Executrix, and as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Woodstock, Georgia, this the 15 day of January, 1998.

Debra H. Durand
Notary Public

My Commission Expires: 6-1-98

NOTARY PUBLIC COBB COUNTY GA

0392910

IDENTIFICATION REFERENCE

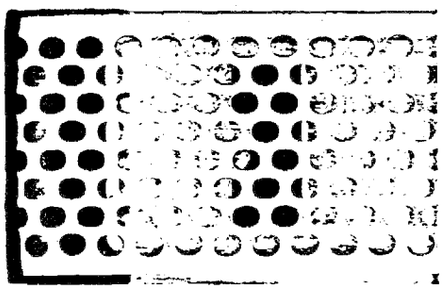
98 JAN 23 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

5060 01/23 0101 03CHECK 1618.24

271382.01

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



RECEIVED OF _____

FOR _____

BOOK 10766 PG 914

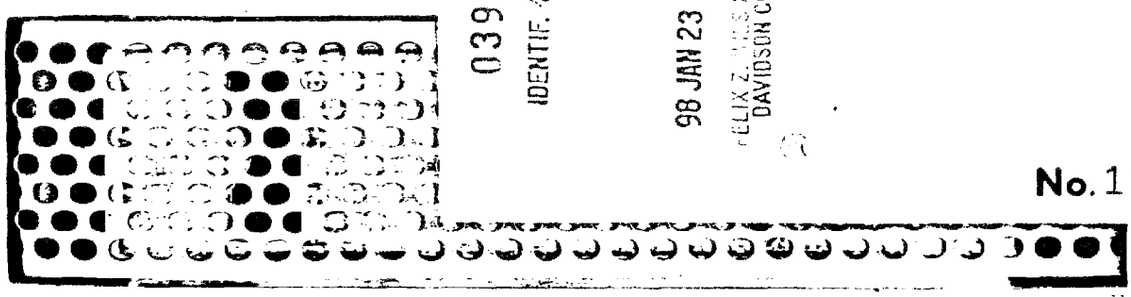
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
429523.00
CON TX 1589.24
REL 1.00
WDEED 28.00
TOTAL 1618.24
CHECK 1618.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/98 01 13:12 0001 5060



0392910
IDENTIF. A REFERENCE

98 JAN 23 PM 1:11

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

No. 1245668