book 10784 pg 167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

X Rick Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

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

Notary Public

MY COMMISSION EXPIRES: October 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radnor Homes, Inc. (NAME)	New Owner (NAME)	136-0-080
6544 Franklin Rd. Ste 200 ~~14.34 acres/Watercrest/FBTH~~ (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (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, Rick Blackburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Radnor Homes, Inc.

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:

0397708
IDENTIF. A REFERENCE

98 FEB -5 AM 10:42
DAVIDSON COUNTY, TN.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Rick Blackburn by deed from Ralph Singleton, et al, of record in Book 10784, Page 163, said Register's Office.

Subject to right of way in Book 2242, Page 139 and Easement in Book 4438, Page 711, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 14.34 acres/Watercrest/FBTH 109,
(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 30th day of January 19 98

X Rick Blackburn
Rick Blackburn

BOOK 10784 PG 168

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Blackburn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January 19 98.

Commission expires October 26, 1998

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0162 02/05 0101 03CHECK

845.50

EXHIBIT "A"

Property Description

Being a certain tract of land lying in the Second Civil District of Davidson County, Tennessee, lying on the east side of Old Anderson Road and south of Smith Springs Road and being more particularly described as follows:

Beginning at a point in the center of Old Anderson Road, said point being the southwestern corner of the herein described tract and being the northwest corner of J.B. Bell (D.B. 1422 PG. 196):

Thence with the center of said road N 00° 26' 50" E – 209.94' to a point in the center of said road:

Thence leaving said road and with the south line of John B. Bell (D.B. 1225 PG. 140) S 80° 51' 57" E – 263.85' to a fence post:

Thence with east line of said Bell N 08° 36' 15" E – 114.17' to an iron pin (old), said pin being a common corner of Ralph M. Singleton (D.B. 6669 PG. 830) and Leonard Saddler (D.B. 6482 PG. 782):

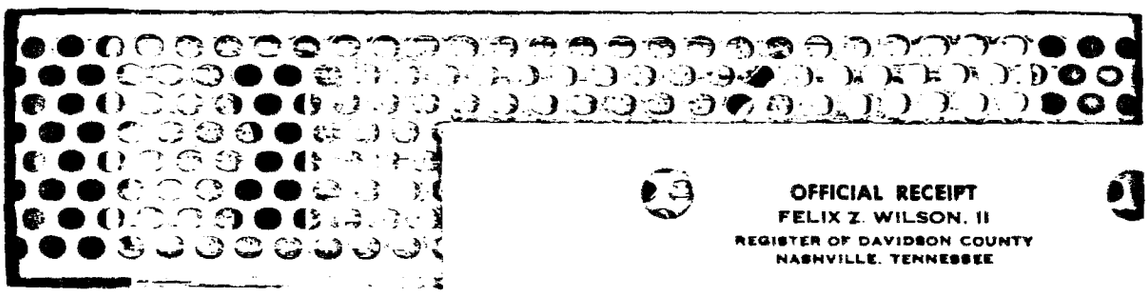
Thence with the southerly lines of said Saddler for the next two calls:
S 88° 57' 46" E – 69.77' to an iron pin (old):
N 02° 03' 13" E – 177.19' to an iron pipe (old):

Thence continuing with Saddler and with the southerly lines of Allen Earps (D.B. 5188 PG. 537), Elizabeth Campbell (D.B. 5085 PG. 483), Karen Trusty and Lori Weber (D.B. 9685 PG. 253) for the next six calls:
S 78° 27' 03" E – 231.65' to an iron pin (new):
S 79° 10' 24" E – 244.04' to an iron pin (new):
S 81° 24' 34" E – 452.87' to an iron pin (new):
S 78° 15' 09" E – 165.76' to an iron pin (new):
S 07° 04' 03" W – 212.39' to an iron pin (new):
S 08° 20' 01" W – 121.16' to a fence post, said post being a common corner with John L. and Sandra Garland (D.B. 6313 PG. 735), Phillips Builders and Phil Hall Corp. (D.B. 4867 PG. 654):

Thence with said Phillips Builders' line S 09° 31' 48" – 176.69' to an iron pin (old), said pin being the southeast corner of the herein described property and the northeast corner of the aforementioned J.B. Bell (D.B. 1422 PG. 196):

Thence with Bell's north line N 79° 54' 47" W – 1380.45' to the point of beginning and containing 14.34 acres more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____ BOOK 10784 PG 170

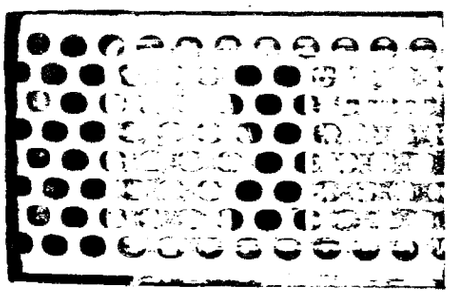
FOR _____

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	
	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	12.00
TOTAL	845.50
CHECK	845.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/05/98 01 10:45:0001 0162



0397708
IDENTIF. # REFERENCE

98 FEB -5 AM 10:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1250716