Prepared By and Return to:
SETCO
5120 Virginia Way, Suite C-22
Brentwood, TN 37027

BOOK 10828 PG 142

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. McGowan, Jr. (NAME)	Fifth Third Bank of Kentucky, Inc. (NAME)	Map 171-3-B ,
9845 Foodhills Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 630952 (STREET ADDRESS)	Parcel 31 ,
Brentwood TN 37027 (CITY) (STATE) (ZIP)	Cincinati, OH 45263-0952 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten dollar ($10.00), cash in hand paid, the receipt of which is hereby acknowledge, Radnor Homes, Inc., by these presents do hereby quitclaim and convey unto David C. McGowan, Jr., their successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 2A as shown on the Revised Plan, Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 236, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc. by deed from Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Freddie Niederhauser Phillips, Lynne Wallman Reed, Richard Frederick Wallman, Patricia Parker Newton, and Pamela Parker McCarthy, of record in Book 10100, page 639, and as re-recorded in Book 101816, page 934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Book 10357, page 920; Restrictive Covenants, of record in Book 10126, page 435, Book 10224, page 683, Book 10294 page 850, and Book 7798, page 843; By-Laws of record in Book 10126, page 486, and Book 10275, page 959; Easement for sanitary sewers and/or strom drainage granted to Metropolitan Government of Nashville and Davidson County, TN of record in Book 7993, page 269; Fredericksburg Homeowner's Association of record in Book 10126, page 430; Easement of record in Book 7851, page 712; Site Drainage Easement of record iin Book 10012, page 756; Easements of record in Book 7358, page 643, and Book 9607, page 431 and all matters shown on the Plan of record in Book 9700, page 236, all in the Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 641 Old Hickory Blvd., Unit 2A, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever be greater, for this is $ 10.00

Subscribed and sworn to before me this 24th day of February, 19 98

My commission expires: 9/19/02 (Affix Seal)

RICHARD S. MCNEESE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 24TH day of February, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

2667 03/09 0101 03CHECK 5.00

Radnor Homes, Inc.

By:

0409420
IDENTIF. ↑ REFERENCE

98 MAR -9 AM 8:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for the said County and State, _____

_____

_____

the within named bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19_____.

_____
Notary Public

My commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the said State and County aforesaid, personally appeared David M. McGowan, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Radnor Homes, Inc. the within named bargainor, a corporation, and that _____ he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Brentwood, TN, this 24th day of February, 1998.

_____
Notary Public

My commission expires 9/19/01

RICHARD S. McNEESE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE