WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Joye Lynn Johnson by Alex Stroud her attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 3/22/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joye Lynn Johnson (NAME)	Norwest Mortgage, Inc. (NAME)	171-03-0-B
641 Old Hickory Blvd. Unit 212 (ADDRESS)	P.O. Box 5137 (ADDRESS)	075.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (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, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joye Lynn Johnson, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 27A on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, 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 Helen Hiederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick Frederick Wallman, individually, and Richard Fredrick 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. by General Warranty Deed of record in Book 10392, page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, restrictive covenants of record in Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, and Book 7798, page 843, By-Laws of record in Book 10126, page 484, and in Book 10275, page 959, Corporation Charter for Townhomes of Fredericksburg Homeowner's Association of record in Book 10126, page 430 and Easements of record in Book 7993, page 269, Book

CONTINUED ***

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. Unit 212, Brentwood, Tennessee 37027
(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 13th day of March 19 98

Radnor Homes, Inc.
By:
Thomas J. Sitzler, Vice President

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BOOK 10844 PG 965

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Sitzler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Radnor Homes, Inc. the within named bargainor, and corporation, and that he as such Vice-President 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 Thomas J. Sitzler as such Vice-President, and attesting the same by the said Thomas J. Sitzler as such Vice-President.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 13th day of March 1998.

My commission expires 3/21/2001

_____
Notary Public

***7851, page 712, Book 7359, page 643, and in Book 9607, page 431, Register's Office for Davidson County, Tennessee.

0414127
IDENTIF. + REFERENCE

98 MAR 19 AM 10:06
REGISTER
DAVIDSON COUNTY, TN

7895 03/19 0101 03CHECK 660.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10844 PG 966

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
176000.00
CON TX 651.20
PRFEE 1.00
WDEED 8.00
TOTAL 660.20
CHECK 660.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/98 01 10:05 0001 7895

0414127
IDENTIF. ↑ REFERENCE

98 MAR 19 AM 10:07

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1268245