BOOK 10865 PG 94

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 $348,943.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 1998.

Notary Public

My Comm. Expires: 9-26-98

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

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 4.417 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 deed of record in Book 772, page 593, and Book 965, page 49, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of Old Hickory Boulevard, said point being the most northeasterly corner of the plan of "Townhomes of Fredericksburg, Revised Phase One, Section One", of record in Plat Book 9700, page 236, said Register's Office; thence with said right-of-way of Old Hickory Boulevard, around a curve to the left through a central angle of 00 degrees 30 minutes 13 seconds, a radius of 5759.58 feet, an arc distance of 50.62 feet, a chord bearing of North 86 degrees 56 minutes 28 seconds East, a chord distance of 50.62 feet to a point; thence continuing North 86 degrees 41 minutes 22 seconds East a distance of 159.59 feet to a point; thence leaving said right-of-way of Old Hickory Boulevard and with a new line, severing said Niederhauser Property, the following calls:

South 03 degrees 18 minutes 38 seconds East a distance of 142.27 feet to a point; Thence South 29 degrees 58 minutes 54 seconds West a distance of 171.93 feet to a point; Thence South 53 degrees 56 minutes 03 seconds West a distance of 281.70 feet to a point; Thence South 40 degrees 39 minutes 03 seconds West a distance of 233.17 feet to a point; Thence South 79 degrees 15 minutes 08 seconds West a distance of 157.08 feet to a point, said point being the most northeasterly corner of the plan of "Townhomes of Fredericksburg, Phase Two, Section Five", of record in Plat Book 9700, page 578, said Register's Office; Thence with the northerly line of said Townhomes of Fredericksburg, Phase Two, Section Five, South 79 degrees 15 minutes 08 seconds West a distance of 178.16 feet to a point; Thence with the easterly line of the aforementioned plan of Townhomes of Fredericksburg, Revised Phase One, Section One, the following calls: North 10 degrees 44 minutes 52 seconds West a distance of 97.04 feet to a point; Thence North 79 degrees 55 minutes 24 seconds East a distance of 71.75 feet to a point; Thence North 58 degrees 52 minutes 26 seconds East a distance of 220.34 feet to a point; Thence North 40 degrees 39 minutes 03 seconds East a distance of 207.57 feet to a point; Thence North 36 degrees 03 minutes 57 seconds West a distance of 74.89 feet to a point; Thence North 53 degrees 56 minutes 03 seconds East a distance of 266.61 feet to a point; Thence North 18 degrees 19 minutes 11 seconds East a distance of 92.22 feet to the point of beginning, containing 192,393 square feet or 4.417 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, and Book 965, page 49, 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 19th day of March, 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

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

Richard Frederick Wallman, individually

Richard Frederick Wallman

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 24th day of March, 1998.

NOTARY PUBLIC

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

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 27th day of March, 1998.

Janette F. Ramer
NOTARY PUBLIC

My Commission Expires: 9/15/99

330188.01

STATE OF FLORIDA)
COUNTY OF Martin

Personally appeared before me, Edmond D Phillips 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 16 day of March, 1998.

Notary Public

My Commission Expires:

SHERRI GIZZARELLI
MY COMMISSION # CC 464851
EXPIRES: May 17, 1999
Bonded Thru Notary Public Underwriters

330188 01

BOOK 10865 PG 100

STATE OF GEORGIA)
COUNTY OF Cherokee)

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 16th day of March, 1998.

Notary Public

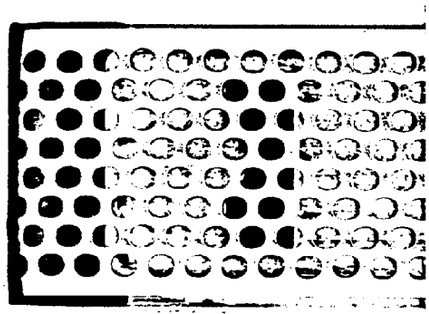
My Commission Expires:

Notary Public-Cherokee County, Georgia
My Commission Expires April 5, 2001

0419753
IDENTIFICATION REFERENCE
98 APR -1 PM 1:09
CLERK SUPERIOR COURT
CHEROKEE COUNTY, GA.

3887 04/01 0101 03CHECK 1320.09

330188.01



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

RECEIVED OF _____

FOR _____

BOOK 10865 PG 101

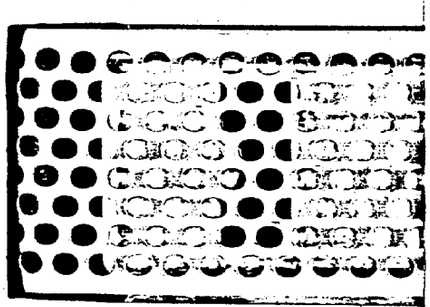
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 348943.00
CON TX 1291.09
PRFEE 1.00
WDEED 28.00
TOTAL 1320.09
CHECK 1320.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/98 01 13:11 0001 3887



04 19753
IDENTIF. ↑ REFERENCE

98 APR -1 PM 1:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1274150