BOOK 10904 PG 157

39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Carol Rinehart RadmacherNationsBanc Mortgage Corp.		PART OF MAP 171-
(NAME)	(NAME)	
641 Old Hickory Blvd., #311	2059 Northlake Parkway	89
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tucker, GA 30084	
(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, Radnor Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Carol Rinehart Radmacher, 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 Lot No. 39A, Unit No. 311 on the Plan of Phase One, Section Three, Townhomes of Fredericksburg, of record in Book 9700, page 534, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Radnor Homes, Inc., by deed from Helen Niederhauser Parker, et al., of record in Book 10571, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Davidson County 1998 taxes and any subsequent years; Restrictive Covenants of record in Book 10126, page 435, Book 10628, page 517; By-Laws of record in Book 10126, page 486; Charter of the Homeowner's Asociation of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

9648 04/28 0101 03CHECK 658.35

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #311, Brentwood, TN 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 23rd day of April, 19 98

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

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

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 _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 23rd day of April 1998.

My commission expires 9-26-98

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

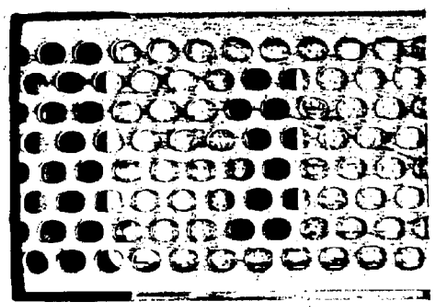
_____
Notary Public

0430691
IDENTIFICATION REFERENCE
98 APR 28 PM 2:34
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

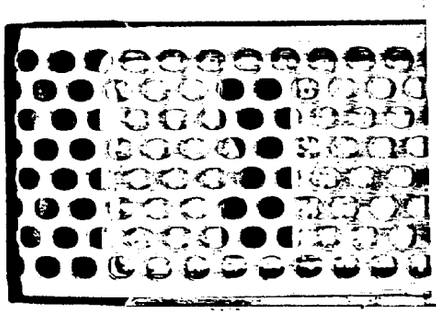
FOR _____

BOOK 10904 PG 159

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	
				175500.00
			CON TX	649.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	658.35
			CHECK	658.35
04/28/98	01		14:36 0001	9648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430691

IDENTIFICATION REFERENCE

98 APR 28 PM 2:35

REGISTER'S OFFICE
DAVIDSON CO., TENN.

No. 1285746