SETCO
5120 Virginia Way, C22
Brentwood, TN 37027
615-376-4421

BK/PG 10913:672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 11/4/2001
(AFFIX SEAL)

B. T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Patricia A. Copas	SAME	Map 171
(NAME)	(NAME)	
641 Old Hickory Blvd. Unit 128		Parcel 89
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(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 Patricia A. Copas , 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. 100 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 made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc., by deed from Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick N. Wallman, 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, and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, by General Warranty Deed of record in Book 10392, page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County Taxes and any 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 486, and Book 10275, page 959; Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville Davidson County of record in Book 7993, page 269; Corporation of Charter for Townhomes of Fredericksburg Homeowner's Association of record in Book 10126, page 430,; Easement granted to the State of Tennessee of record in Book 7851, page 712; Easement of

Continued on page 2

This is unimproved ( ) improved (X) property, known as 641 Old Hickory Blvd. Unit 128, 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 17th day of April 19 98

Radnor Homes, Inc.

By:
Thomas J. Sitzler, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood
_____, Tennessee, this 17th day of April 19 98 .

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 _____ on this the April
day of 17th 19 98 .

My commission expires 11/4/2001

A. J. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

_____
Notary Public

A. J. HODGE NOTARY PUBLIC AT [illegible] TENN.
My Commission Expires [illegible] 4, 2001

Continued from page 1

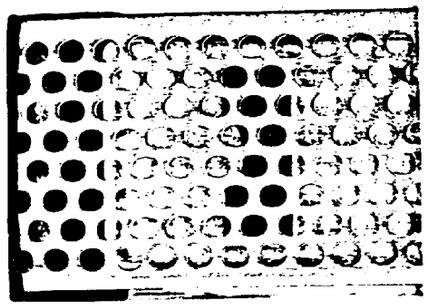
record in Book 7358, page 643and Book 9607, page 431; Dedication of Site Drainage Easement of record in Book 10012, page 756, all in the Register's Office for Davidson County, Tenenssee.

MAIL ENV.

04333028
IDENTIF. & REFERENCE
98 MAY -4 PM 2:26
[illegible] REGISTER
DAVIDSON COUNTY, TN.

2108 05/04 0101 03CHECK 621.35

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



RECEIVED OF _____

FOR _____

BOOK 10913 PG 674

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 165500.00
CON TX 612.35
PRFEE 1.00
WDEED 8.00
TOTAL ~~621.35~~
CHECK ~~621.35~~

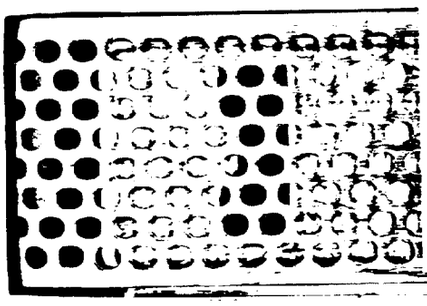
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/98 01 14:29 0001 2108

0433028
IDENTIF. # REFERENCE

98 MAY -4 PM 2:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1288179