BOOK 10921 PG 103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,672.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 3/25/2001
(AFFIX SEAL)

mail

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
Douglas B. Omer (NAME)	Chase Manhattan Mortgage (NAME)	MAP 171-03-0B
641 Old Hickory Blvd, #111 (ADDRESS)	155 Franklin Road, Suite 350 (ADDRESS)	PARCEL 64
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 Douglas B. Omer, 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. 111 of Townhomes of Fredericksburg, Phase 1, Section 1, plan of record in Book 9700, page 236, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc., by General Warranty 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, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Restrictions of record in Book 10126, page 435; Book 7798, page 843, Book 10224, page 683 and corrected in Book 10294, page 850; By-Laws of record in Book 10126, page 486 and Book 10275, page 959; Easement for sanitary sewers of record in Book 7993, page 269; Easement to the State of Tennessee of record in Book 7851, page 751; Storm Drainage Easements of record in Book 7358, page 643 and Book 9607, page 431; Dedication of site drainage easement of record in Book 10012, page 756; Corporation Charter for Townhomes of Frederickburg Homeowners Association of record in Book 10126, page 430; Storm Water Detention

CONTINUED

This is ( ) unimproved (X) improved property, known as 641 Old Hickory Blvd, #111, 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 1st day of May 19 98

Radnor Homes, Inc.

By:
Thomas J. Sitzler, Vice President

BOOK 10921 PG 104

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 _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 1st day of May 1998.

My commission expires 3/21/2001

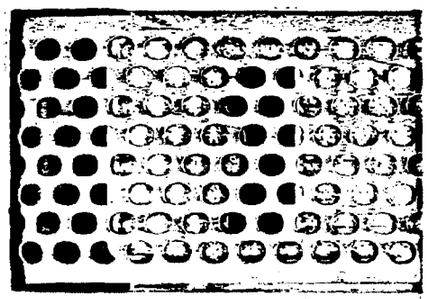
_____
Notary Public

NOTARY PUBLIC
WILLIAMSON CO.

LEGAL DESCRIPTION CONTINUATION

Agreement of record in book 10357, page 920; Subject to all matters shown on the Plan of record in Book 9700, page 236, all in the Register's Office for Davidson County, Tennessee.

0435042
IDENTIFICATION REFERENCE
98 MAY -7 AM 9:11
[illegible] REGISTER
DAVIDSON COUNTY, TN.
4206 05/07 0101 03CHECK 744.39



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

RECEIVED OF _____

FOR _____

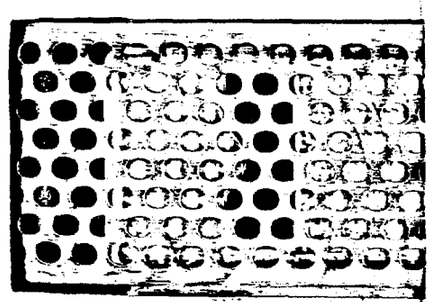
BOOK 10921 PG 106

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

MAMT 197672.00
ERR CO
MAMT 197672.00-
CAMT 197672.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435042
IDENTIF. # REFERENCE

98 MAY -7 AM 9:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CON TX	731.39
PRFEE	1.00
WDEED	12.00
TOTAL	744.39
CHECK	744.39

05/07/98 01 09:14 0001 4206

No. 1290255