BOOK 10923 PG 341

WARRANTY DEED

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 251,157.00

Barbara T. Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/2001
(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
Dubose National Model Homes (NAME)	Peoples Bank & Trust Company (NAME)	PART OF MAP 171-0
5409 Brownstone Drive (ADDRESS)	138 Putnam Street (ADDRESS)	PRACEL 94
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Marietta, OH 45750-0738 (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 Dubose National Model Homes, Ltd.

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. 7 on the Plan of Section One, Brownstone Subdivision of record in Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc., by deed from James Edward Brown, married, of record in Book 10610, page 106, Register's Office for said County.

This conveyance is subject to the 1998 Davidson County taxes and any subsequent years; Restrictive Covenants of record in Book 10658, page 952; By-Laws of record in Book 10658, page 995; Charter of Brownstone Homeowner's Association, Inc. of record in Book 10659, page 15, and subject to all matters shown on the Plan of record in Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee.

By, through, and under, but not otherwise the following limitation of warranties shall be deemed superior and override any others contained herein:

Warranties contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

unimproved ( )
his is improved (X) property, known as 5409 Brownstone Drive, 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 nd 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 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 orever 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 ngular 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 30th day of April, 19 98

Radnor Homes, Inc.

By:
Thomas J. Sitzler, Vice-President

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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 _____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 _____ as such _____, 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 30th day of April 1998.

My commission expires 3/21/2001

_____
Notary Public

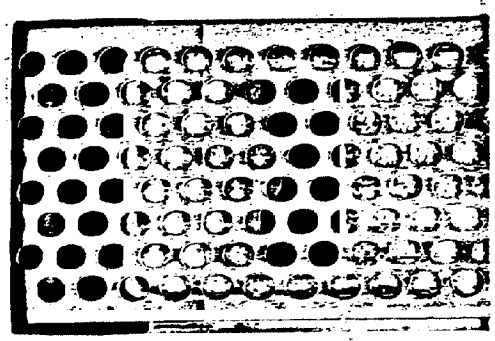
4802 05/08 0101 03CHECK 938.28

04355593

IDENTIFICATION REFERENCE

98 MAY -8 AM 10:13

[illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

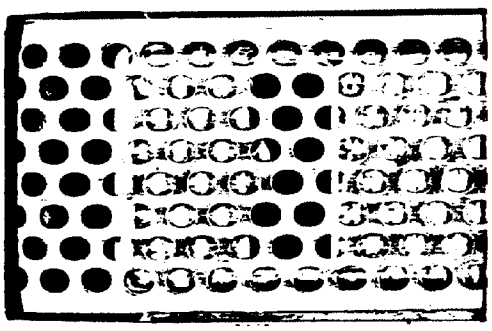
FOR _____

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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		251157.00	
	CON TX		929.28	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		938.28	
	CHECK		938.28	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5/08/98 01 10 6001 4802



0435593
IDENTIF. # REFERENCE

98 MAY -8 AM 10: 13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290842