# WARRANTY DEED

BOOK 10949 PG 589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 191,680.00

Marianne Connolly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 8-24-2001
(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 |
|---|---|---|
| Marianne Connolly (NAME) | Chase Manhattan Mortgage (NAME) | MAP 171 |
| 641 Old Hickory Blvd,Unit 136 (ADDRESS) | P.O. Box 11740 (ADDRESS) | PARCEL 89 |
| Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | Monroe, LA 71211-1740 (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 Marianne Connolly, 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. 96 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 McCarty, 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 1998 County taxes and any subsequent years; Restrictive Covenants contained in Book 10126, page 435, Book 10224, page 486, Book 10294, page 850, Book 10393, page 11, and Book 7798, page 843; By-Laws of record in Book 10126, page 269; Corporation Charter for Towhnomes of Fredericksburg Homeowner's Association in Book 10126, page 430; Easment of record in Book 7851, page 713 and Book 7358, page 643, and Book 9607, page 431; Dedication of Site Drainage Easement of record in Book 10012, page 756;

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved ( X ) property, known as 641 Old Hickory Blvd,Unit 136, 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 15th day of May 19 98

Radnor Homes, Inc.

By:
Thomas J. Sitzler, Vice President

BOOK 10949 PG 590

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

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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 15th day of May 1998.

My commission expires 11/4/2001

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

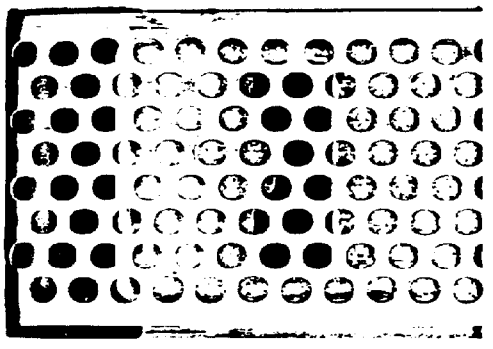
Notary Public

**Subject to all matters shown on the Plan or record in Book 9700, page 364, all in Register's Office for Davidson County, Tennessee.



0443088
IDENTIF. & REFERENCE
98 MAY 28 PM 2:31
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

[illegible] 5 '98 7:01 02CHECK [illegible]



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10949 PG 591

| | | |
|---|---|---|
| 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

191650.00

DON TX 709.10

PRFEE 1.00

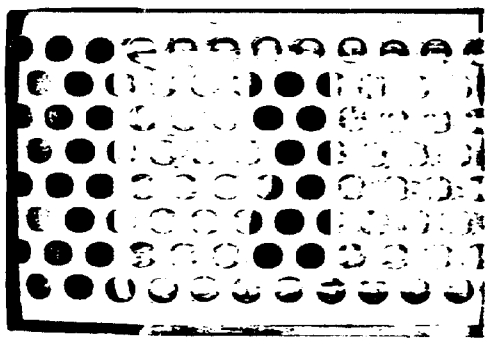
WDEED 6.00

TOTAL 716.10

CHECK 716.10

05 28 98 21 14:33 0001 2795

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0443088

IDENTIF. ↑ REFERENCE

98 MAY 28 PM 2:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1299745