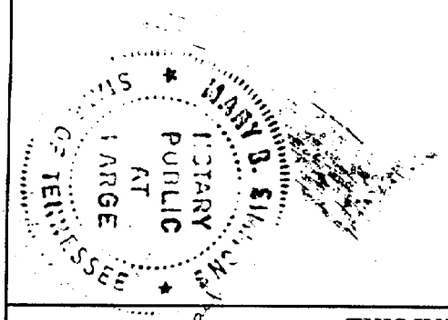
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 173,800.00

Stephen T. Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 5th DAY OF June 19 98

Mary B. Simmons
Notary Public

MY COMMISSION EXPIRES: 3-24-2001
(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
Stephen T. Francis (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 171-3-B
641 Old Hickory Blvd Unit #303 (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 119
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (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 Stephen T. Francis and wife, Pamela S. Francis

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 35, Townhomes of Fredericksburg Phase 1, Section 3, according to plat of record in Book 9700, page 534, to which plan 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 Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick H. 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, of record in Book 10571, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject the 1998 Davidson County property taxes and any subject years; Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843 and in Book 10126, page 435, amended by Book 10224, page 683, Book 10294, page 850, Book 10628, page 517, Book 10694, page 541, and By-Laws, in Book 10126, page 489, as amended in Book 10275, page 959, and further amended in Book 10694, page 539; Corporate Charter of Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 430; Easement of record in Book 7358, page 643, Book 7993, page 269, Book 7851, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd Unit #303, 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 5th day of June 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 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 5th day of June, 1998.

My commission expires 3-24-2001

Mary B Simmons
Notary Public

04505570
IDENTIF. ➔ REFERENCE
98 JUN 15 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

712, Book 9607, page 431, Book 9698, page 81, Book 9698, page 124 and Book 10012, page 756; and subject to all matters shown on the Boundary Plan of record in Book 7900, page 509, Book 7900, page 807, and Book 9700, page 534, all in the Register's Office for Davidson County, Tennessee.

0801 06/15 0101 02CHECK 656-06

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10976 PG 759

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 173800.00
CON TX 643.06
PRFEE 1.00
MDEED 12.00
TOTAL 656.06
CHECK 656.06

06/15/98 01 10:16 0001 0801
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450570
IDENTIF. REFERENCE
98 JUN 15 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306667