BOOK 10954 PG 145

Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1999 (AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Beard (NAME)	New Owner (NAME)	171-03-0-B 131.00
641 Old Hickory Blvd. #304 (ADDRESS)	(ADDRESS)	
Brentwood, TN 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 Michael F. Beard and wife, Valerie S. Beard

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, TN, being Unit No. 47 on the Plan of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, of record in Book 9700, Page 534, Register's Office for said County, 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 Helen Neiderhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthey, 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 of record in Book 10571, Page 550, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 10126, Page 435; Book 10224, Page 683 and corrected in Book 10294, Page 850; Book 10393, Page 11; Book 10628, Page 517; Book 10895, Page 778 and Book 7798, Page 843; Bylaws in Book 10126, Page 489 and Book 10275, Page 959; Easements in Book 7993, Page 269; Book 7851, Page 712; Book 7358, Page 643; Book 9607, Page 431; Dedication of site drainage easement in Book 10012, Page 756; Charter in Book 10126, Page 430, and all matters shown on the Plan of Record.

This is unimproved ( ) improved (X) property, known as 641 Old Hickory Blvd. #304, Brentwood, TN 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 June 19 98

Radnor Homes, Inc.
By:

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 Thomas J. Sitzler as such Vice President.

Witness my hand and official seal at office at Brentwood, TN on this the 17th day of June 19 98 .

My commission expires May 16, 1999 _____
Notary Public

SEAL BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 5-16-99

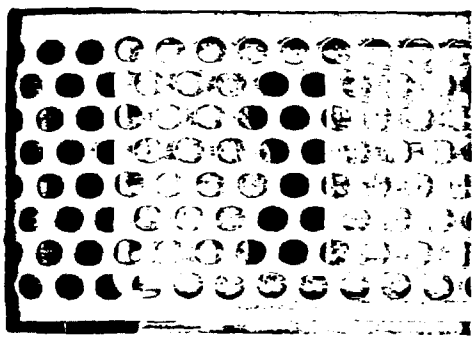
0452752

IDENTIFICATION REFERENCE

98 JUN 19 AM 11:57

DAVIDSON COUNTY, TN.

3157 06/19 0101 03CHECK 654.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 147

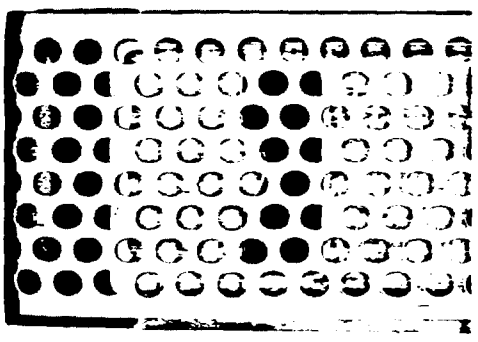
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
174500.00
CON TX 645.65
PRFEE 1.00
WDEED 8.00
TOTAL 654.65
CHECK 654.65

06/19/98 01 11:58 0001 3157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0452752
IDENTIF. & REFERENCE

98 JUN 19 AM 11:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1308991