BOX 15

WARRANTY DEED

STATE OF TENNESSEE BOOK 10985 PG 139
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 3-25 2000
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Nona J. Thelen (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 171
641 Old Hickory Blvd. # 101 (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 89
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37230-5110 (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 Nona J. Thelen, 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. 101 on the Plan of Townhomes of Fredericksburg, Phase One, Section Two, a Planned Unit Development, as of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Radnor Homes, Inc., by Quitclaim deed from Radnor Development Corporation, of record in Book 10066, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Restrictive covenants of record in Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, and Book 7798, page 843; By-Laws of record in Book 10126, page 489, and 10275, page 959; Easements of record in Book 7993, page 269, Book 7851, page 712, Book 7358, page 643 and Book 9607, page 431; Charter of record in Book 10126, page 430; Dedication of record in Book 10012, page 956; and subject to Plan of record in Book 9700, page 364, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. # 101, 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 11th day of May 19 98

Radnor Homes, Inc.
By:
Thomas J. Sittler, Vice President

98 JUN 19 PM 4:12
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

NO. & REFERENCE
0453007

BOOK 10985 PG 140

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 11th day of May 1998.

My commission expires 11/4/2001

B Hodge
Notary Public

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

3440 06/19 0101 03CHECK 717.55

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

RECEIVED OF _____

FOR _____

BOOK 10985 PG 141

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	
				191500.00
			CON TX	708.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	717.55
			CHECK	717.55
06/19/98	01	16:13	0001	3440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453007
IDENTIF. # REFERENCE

98 JUN 19 PM 4:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1309273