WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,570.00

Claire Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 19 98

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

B. Pudge
Notary Public

MY COMMISSION EXPIRES: 11/4/2001 (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Smith (NAME)	SAME (NAME)	MAP 171-03
641 Old Hickory Blvd.Ut.306 (ADDRESS)	(ADDRESS)	B
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 130

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, Pulte Tennessee Limited, Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire Smith, 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 Unit 306, Townhomes of Fredericksburg Phase 1, Section 3, according to plat of record in Book 9700, pge 485, to which plan reference is here made ofr a more complete description.

Being a 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 Richar Frederick Wallman, as Co-Executors of the Estate of Dorothy N, Wallmam, and as Co-Trustees of the Trust established under th Will of Dorothy N. Wallman, dated February 6, 1992, of record in Book 10571, page 550, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Pulte Tennessee Limited Partnership by Quitclaim Deed from Radnor Homes, Inc., a Michigan corporation of record in Book 11045, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1998 taxes, a lien not yet due and payable and any subsequent years; Corporate Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430; Frederikdsburg Amenities Area deed to Radnor Development Corporation of record in Book 9443,

CONTINUED

This is ( ) unimproved (X) improved property, known as 641 Old Hickory Blvd.Ut.306, 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 23rd day of July 19 98

Pulte Tennessee Limited, Partnership

By:
Thomas J. Sitzer, Vice-President of Radnor Homes, Inc., general partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Sitzler, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of Radnor Homes, Inc., a Michigan Corporation and the sole general partner of Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing Instrument for the purpose therein contained, by executing the same on behalf of the general partner of the said Limited Partnership by him self as Vice President of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 23rd day of July, 1998.

Notary Public

My Commission Expires: 11/4/2001

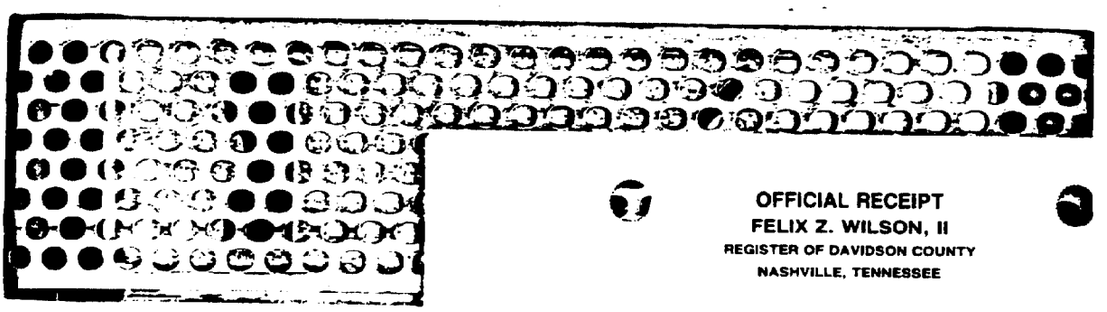
B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

LEGAL DESCRIPTION CONTINUATION

page 538 and plan record in Plat Book 7900, page 807; Townhomes of Fredericksburg Phase I, Section III, of record in Plat Book 9700, page 534; By-Laws of Townhomes of Fredericksburg Homeowner's Association, Inc., of record in Book 10126, page 486; amended in Book 10275, page 959; Declaration of Covenants, Conditions, and Restrictions of record in Book 10126, page 435; amended in Book 10224, page 683, said amendment corrected in Book 10294, page 850; and subject to all matters shown on the Boundary Plan of record in Book 7900, page 509; the Open Space Plan of record in Book 7900, page 807 and Book 9700, page 534, all in the Register's Office for Davidson County, Tennessee.

1114 08/03 0101 03CHECK 720.11

0469520
IDENTIF. + REFERENCE
98 AUG -3 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 873

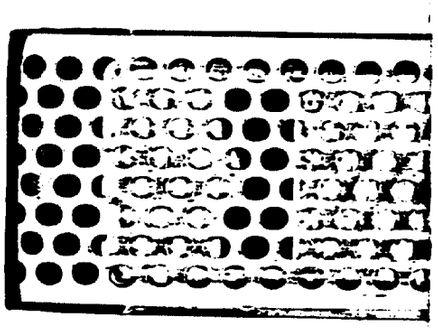
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 190570.00
CON TX 705.11
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 720.11
CHECK 720.11

08/03/98 01 08:20 0001 1114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469520
IDENTIF. & REFERENCE

98 AUG -3 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1326723