BOOK 11058 PAGE 643 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,500.00

Ellen M. Jardine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 98

S. T. RODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires November 4, 2001

S. T. Rodge
Notary Public

MY COMMISSION EXPIRES: 11/4/2001

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
Ellen M. Jardine (NAME)	First American National Bank (NAME)	MAP 171 03 B
641 Old Hickory Blvd., #45 (ADDRESS)	P.O. Box 290396 (ADDRESS)	PARCEL 136
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37229-0396 (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, Pulte Tennessee Limited Partnership, a Nevada Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen M. Jardine, 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 45, 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 for Dorothy N. Wallman, and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 7, 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 Quitclamim Deed from Radnor Homes, Inc., a Michigan corporation of record in Book 11058, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #45, 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 neirs 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 24th day of July, 19 98

Pulte Tennessee Limited Partnership
By: Emily Shaifer C. Boylan
Emily Shaifer C. Boylan, designated signatory for Radnor Homes, Inc.

BOOK 11058 PAGE 644

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Shaifer C. Boylan, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be designated signatory 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 she as such designated signatory, 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 her self as designated signatory of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 24th day of July, 1998.

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

Notary Public

My Commission Expires: 11/4/2001

LEGAL DESCRIPTION CONTINUATION

7798, page 843 and 10126, page 435, amended in Book 10224, page 683, Book 10294, page 850, Book 10628, page 517, and Book 10694, page 541; By-Laws in Book 10126, page 489, amended in Book 10275, page 959, and Book 10694, page 539; Corporate Charter of Townhomes of Fredericksburg Homeowners Association, Inc. in Book 10126, page 430; Easements in Book 7358, page 643, book 7993, page 269, Book 7851, page 712, Book 9607, pge 431, Book 9698, page 81, Book 9698, page 124, Book 10012, page 756; Subject to all matters shown on the Boundary Plan of record in Book 7900, page 509, the Open Space Plan in Book 7900, page 509, and the Plan of record in Book 9700, page 534, all in the Register's Office for Davidson County, Tennessee.

This deed is executed on behalf of Radnor Homes, Inc. pursuant to a Resolution of the Board of Directors dated the 15th day of July, 1998 designating Emily Shaifer C. Boylan as designated signatory.

98 AUG 10 AM 10:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4697 08/10 0101 03CHECK 668.05

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

RECEIVED OF _____

FOR _____

BOOK 11058 PAGE 646

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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
176500.00
CON TX 653.05
PRFEE 1.00
WDEED 12.00
DEED 2.00
TOTAL 668.05
CHECK 668.05
08/10/98 01 10:43 0001 4697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0472833
IDENTIF. # REFERENCE

98 AUG 10 AM 10:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]