WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,671.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(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
Timothy D. Spidel (NAME)	First Republic Mortgage (NAME)	MAP 17103B
641 Old Hickory Blvd, #42 (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 156
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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 Timothy D. Spidel and wife, Heather R. Spidel

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 72, Townhomes of Fredericksburg Phase 1, Section 3, according to the 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 Niedersauser Phillips, Patricia Partker 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.

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 11077, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Corporate Charter of Townhomes of Fredericksburg Homeowner's

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd, #42, 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 12th day of August, 19 98

Pulte Tennessee Limited Partnership
By:
Emily Shaifer C. Boylan, designated signatory for 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 Emily Shaifer C. Boylan, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be designated signatory of Radnor Homes, Inc., a Michigan Corporation and the sole general partner of Pulte 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 herself as designated signatory of said corporation.

Witness my hand and seal at Brentwood, Tennessee this 12th day of August, 1998.

My Commission Expires: 11/4/2001

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

Notary Public

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Association, Inc. of record in Book 10126, page 430; By-Laws in Book 10126, page 486 and amended in Book 10275, page 959; Amenities in Book 9443, page 538; Plan recorded in Plat Book 9700, page 807; Declaration of Covenants, Conditions, and Restrictions in Book 10126, page 435 and amended in Book 10224, page 683; Plan of Townhomes of Fredericksburg Phase 1, Section III in Book 9700, page 534; Subject to all matters shown on the Fredericksburg PUD Boundary Plat in Book 7900, page 509.

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.

0478231
IDENTIF. & REFERENCE

98 AUG 21 PM 3:29

FELIX A. LANIER
DAVIDSON COUNTY, TN.

0498 08/21 0101 03CHECK 664.68

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11077 PAGE 238

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 176671.00

CON TX 653.68

PRFEE 1.00

WDEED 8.00

CFEE 2.00

TOTAL 664.68

CHECK 664.68

08/21/98 01 15:29 0001 0498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047823I

IDENTIF. & REFERENCE

98 AUG 21 PM 3:29

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

No. 1335993