BOOK 11094 PAGE 81

WARRANTY DEED

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,214.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES:
(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
John W. Johnson, Sr. (NAME)	SunTrust Bank, Nashville N.A. (NAME)	MAP 171-3-B
641 Old Hickory Blvd, #46 (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 154
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, Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Johnson, Sr., married

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 70, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 534, to which plan reference is hereby 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 Neiderhauser Phillips, Particia 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 of Dorothy N. Wallman, and as Co-Trustees of the Trust established under 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 Homes Tennessee Limited Partnership by Quitclaim deed from Radnor Homes, Inc., a Michigan corporation of record in Book 11094, page 79, 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, #46, 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 14th day of August, 19 98

Pulte Homes Tennessee Limited Partnership
By: Radnor Homes, Inc.

Emily Shaffer C. Boylan, designated signatory for Radnor Homes, Inc. its general partner

BOOK 11094 PAGE 82

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

5399 09/02 0101 03CHECK 711.09

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 14th day of August, 1998.

My Commission Expires:

Mary B. Simmons
Notary Public

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 24, 2001

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7798, page 843, Book 10126, page 435, amended in Book 10224, page 683, Book 10294, page 850, Book 10628, page 517; By-Laws in Book 10126, page 489, amended in Book 10275, page 959; Corporate Charter of Townhomes of Fredericksburg Homeowner's Association, Inc., in Book 10126, page 430; Easements in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607, page 431, Book 9698, page 81, Book 9698, page 134, and Book 10012, page 756; Subject to all matters shown on the Boundary Plan of record in Book 7900, page 509; Open Space Plan in Book 7900, page 807, 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.

And I, Peggy E. Johnson, wife of the within named John W. Johnson, Sr., join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

98 SEP -2 AM 9:08
ELIA F. KYLE, REGISTER
DAVIDSON COUNTY, TN.

0482848
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 83

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 189214.00
CON TX 700.09
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 711.09
CHECK 711.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5399

0482848

IDENTIFICATION REFERENCE

98 SEP -2 AM 9:08

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

No. 1340846