BOOK 11113 PAGE 752 Box 15

WARRANTY DEED

753

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 829,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF September 19 98

Notary Public Larry N. Westbrook

MY COMMISSION EXPIRES April 23 2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radnor Homes, Inc. (NAME)	Radnor Homes, Inc. (NAME)	PART OF MAP 171
Cloverland Drive (ADDRESS)	5544 Franklin Road, Suite 200 (ADDRESS)	#120 & PART OF
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	MAP 171 #139

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~~ I, James Edward Brown, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pulte Homes Tennessee, a Nevada Limited Partnership

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:

BEING a 16.592, more or less, acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being a portion of the properties conveyed to James Edward Brown as evidenced by deed of record in Deed Book 10115, Page 755, and Deed Book 5676, Page 384, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the northerly margin of Greystoke Drive, said point being the most southeasterly corner of Lot 33 on the Plan of Brownstone, Section One, as of record in Plat Book 9700, Page 496, Register's Office Davidson County, Tennessee; thence, with the easterly line of said plan of Brownstone, Section One, the following six calls: North 29 degrees 55 minutes 53 seconds West a distance of 219.60 feet to an iron pin; thence, North 21 degrees 17 minutes 04 seconds West a distance of 148.97 feet to an iron pin; thence, North 07 degrees 20 minutes 04 seconds East a distance of 107.07 feet to an iron pin; thence, North 14 degrees 06 minutes 20 seconds East a distance of 240.00 feet to an iron pin; thence, North 12 degrees 00 minutes 30 seconds East a distance of 412.03 feet to an iron pin; thence, North 05 degrees 24 minutes 33 seconds East a distance of 256.30 feet to an iron pin set in the southerly line of Lot 11 on the Plan of Montgomery Place, Section Two, as of record in Plat Book 7900, Page 922, Register's Office for Davidson County, Tennessee; thence, with the southerly line of said plan of Montgomery Place, South 87 degrees 51 minutes 19 seconds East a distance of 313.85 feet to an iron pin; thence, South 88 degrees 40 minutes 57 seconds East a distance of 145.00 feet to an iron pin; thence, with the southerly line of the Dorothy Charlene Thoni property of record in Deed Book 9058, Page 576, Register's Office Davidson County, Tennessee, South 87 degrees 58 minutes 43 seconds East a distance of 152.26 feet to an iron pin at a westerly corner of Lot 86 on the

CONTINUED

unimproved (X)
This is improved ( ) property, known as Cloverland Drive, Brentwood, TN 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~~ our hand s this 15th day of September 19 98

James Edward Brown

Rebecca Sue Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Brown, married, and wife, Rebecca Sue Brown

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1998

Commission expires April 22, 2001

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Warranty Deed from James Edward Brown, to Radnor Homes, Inc..

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

LEGAL DESCRIPTION CONTINUATION

Plan of Cooperfield, Revised, as of record in Plat Book 6900, Page 55, Register's Office Davidson County, Tennessee; thence, with the westerly line of Cooperfield, Revised, South 03 degrees 21 minutes 46 seconds West a distance of 878.29 feet to an iron pin set at the most northeasterly corner of the Rebecca Sue Brown property of record in Deed Book 5676, Page 386, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Rebbecca Sue Brown Property, North 87 degrees 48 minutes 41 seconds West a distance of 349.00 feet to an iron pin; thence, with the westerly line of said Rebecca Sue Brown Property, South 03 degrees 21 minutes 46 seconds West a distance of 346.13 feet to an iron pin; thence, leaving said Rebecca Sue Brown Property and severing said James Edward Brown Property, the following four calls: South 63 degrees 51 minutes 33 seconds West a distance of 69.15 feet to an iron pin; thence, South 26 degrees 08 minutes 27 seconds East a distance of 45.00 feet to a point; thence, South 63 degrees 51 minutes 33 seconds West a distance of 21.38 feet to an iron pin; thence, South 26 degrees 08 minutes 27 seconds East a distance of 115.00 feet to an iron pin; thence, with the westerly line of said Rebecca Sue Brown Property, South 03 degrees 21 minutes 46 seconds West a distance of 87.43 feet to an iron pin; thence, with the common line of the herein-described tract and afore-said plan of Brownstone, Section One, the following four calls: South 80 degrees 56 minutes 00 seconds West a distance of 22.95 feet to an iron pin; thence, North 26 degrees 08 minutes 27 seconds West a distance of 184.36 feet to an iron pin; thence, North 30 degrees 16 minutes 37 seconds West a distance of 50.13 feet to an iron pin; thence, South 63 degrees 51 minutes 33 seconds West a distance of 70.75 feet to the point of beginning, containing 722,747 square feet or 16.592 acres, more or less.

BEING part of the same property conveyed to James Edward Brown and wife, Rebecca Brown, by deed from John W. Blackman, Jr., and wife, Makota Blackman, and Anne Blackman Olson and husband, Donald Olson, of record in Book 4841, Page 576, Register's Office for Davidson County, Tennessee. And further conveyed to James Edward Brown, by Quitclaim Deed from Rebecca Sue Brown, of record in Book 5676, Page 384, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

REBECCA SUE BROWN, spouse of the above named James Edward Brown, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

0488221
IDENTIFICATION REFERENCE
98 SEP 15 PM 3:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
1180 09/15 0101 03CHECK 3084.52

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

RECEIVED OF _____

FOR _____

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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
829600.00
CON TX 3069.52
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 3084.52
CHECK 3084.52
09/15/98 01 15:41 0001 1180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488221
IDENTIF. # REFERENCE

98 SEP 15 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346564