39-B

BOOK 11264 PAGE 791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Charlene J. Toomey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 9-27-2001
(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
Charlene J. Toomey (NAME)	First American National Bank (NAME)	MAP 171-3-O-B
641 Old Hickory Blvd., #58 (ADDRESS)	First American Center (ADDRESS)	PARCEL 148
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37237-0209 (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 Charlene J. Toomey, 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 64, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 485, 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 Niederhasuer 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 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 Homes Tennessee Limited Partnership by Quitclaim deed from Radnor Homes, Inc., a Michigan corporation of record in Book 11264, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1999 Davidson County taxes and any subsequent years; Declaration of Covenants, Conditions, and Restrictions for Townhomes of

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #58, 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 22nd day of December 19 98

Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership

By:
Randi L. Dalton, Closing Coordinator for Radnor Homes, Inc., it's general partner

Randi Dalton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

4152 12/22 0101 03CHECK 662.20

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randi L. Dalton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Closing Coordinator 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 Closing Coordinator 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 Closing Coordinator of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of December, 1998

My Commission Expires:_____

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 8, 2000

**Fredericksburg Homeowner's Association, Inc., in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850; Open Space Plan in Book 7900, page 807; Corporate Charter of Townhomes of Fredericksburg Homeowner's Association, Inc. in Book 10126, page 430; By-Laws in Book 10126, page 46, amended in Book 10275, page 959; Fredericksburg Amenities Area deeded to Radnor Development Corporation in Book 9443, page 53; Plan of Townhomes of Fredericksburg, Phase I, Section III, in Book 9700, page 534; Subject to all matters shown on the Boundary Plan of record in Book 7900, page 509, 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 12th day of November, 1998, designating Randi L. Dalton, Closing Coordinator as signatory.

98 DEC 22 PM 3:17

DAVIDSON COUNTY, TN.

0528636

IDENTIF. + REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 793

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	176000.00
CON TX	651.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	662.20
CHECK	662.20

12/22/98 01 15:14 0001 4152

0528636
IDENTIF. # REFERENCE
DEC 22 PM 3:17
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405683