WARRANTY DEED

BOOK 11284 PAGE 493

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 166,563.00

Jenny S. Fritz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF December 19 98

J. Scott Hubbard
Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

J. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Jenny S. Fritz	Tucker Federal Bank	PART MAP 171
(NAME)	(NAME)	
5372 Fredericksburg Way West Unit 3 JF	P.O. Box 211788	PARCEL 89
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Augusta, GA 30917-1788	
(CITY) (STATE) (ZIP)	(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 Jenny S. Fritz , 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 No. 3, on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, of record in Book 9700, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Radnor Homes, Inc., by deed from Freddie Niederhauser Phillips, Patricia Parker Newton, individually, Patricia Parker Newton, Executrix of the Estate of Helen Niederhauser Parker, and Patricia Parker Newton, Trustee of the Helen N. Parker Trust dated May 16, 1997, Pamela Parker McCarthy, Lynne Wallman Reed, individually, and Richard Frederick Wallman, as Co-Executors of the Estate of Dorothy N. Wallman, of record in Book 10766, page 907, Register's Office of 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 11284, page 491, Regsiter'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 in Book 10774,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5372 Fredericksburg Way West, 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 18th 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 8th day of December, 1998

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/21/2001

Notary Public

**page 945; By-Laws in Book 10774, page 996; Easements in Book 7993, page 269, Book 7851, page 712, Book 7358, page 643, Book 9607, page 431, Book 10012, page 756; Stormwater Detention Agreement in Book 10584, page 134; Charter of Carriage Homes of Fredericksburg Homeowner's Association in Book 10774, page 938, 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.

9146 01/06 0101 03CHECK 627.28

0533347

IDENTIF. & REFERENCE

99 JAN -6 AM 9:47

RALL LANCASTER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11284 PAGE 495

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

053347 99 JAN -6 AM 9:47
IDENTIF. ↑ REFERENCE
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	166563.00
CON TX	616.28
PRFEE	0.10
ERR CD	
PRFEE	0.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	627.28
CHECK	627.28

01/06/99 01 09:45 0001 9146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408527