WARRANTY DEED

RE-RECORD
BOOK 11295 PAGE 76

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,343.00

Jane H Werling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th 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
Jane H. Werling	NationsBanc Mortgage Corporation	MAP 171
(NAME)	(NAME)	
641 Old Hickory Blvd.,#49	2059 Northlake Parkway	GROUP 3B
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tucker, Georgia 30084	PARCEL 138
(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 Jane H. Werling, a single person

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 57, Townhomes of Fredericksburg Phase 1, Section 3, according to 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 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.

Radnor Homes, Inc. merged into RH Acquisition Corp., by document of record in Book 10947, page 572, in Register's Office for Davidson County, Tennessee.

RH Acquisition Corp., a Michigan Corporation, having since changed its name is now known as Radnor Homes, Inc., as evidenced in the Articles of Merger of record in Book 10947, page 572, Register's Office of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd.,#49, 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 hand this 27th day of August, 19 98

Pulte Homes Tennessee Limited Partnership
By:
Emily Shaifer C. Boylan, as Designated for Radnor Homes, Inc., its general partner

RE-RECORD

LEGAL DESCRIPTION CONTINUATION

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 11103, page 922, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 10126, page 435, amended in Book 10224, page 683, Book 10294, page 850, Book 10628, page 517, Book 10694, page 541; By-Laws in Book 10126, page 489, amended in Book 10275, page 959, further amended in Book 10694, page 539; Corporate Charter of Townhomes of Fredericksburg Homeowner's Association 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 124, Book 10012, page 756; Subject to all matters shown on the Boundary Plan of record in Book 7900, page 509; the Open Space Plan of record in Book 7900, page 807, and Book 9700, page 534, all in the Register's Office for Davidson County, Tennessee.

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 Homes 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 27th day of August, 1998.

NOTARY PUBLIC

My commission expires: 5/21/2001

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

IDENTIFICATION REFERENCE
RE-RECORD

0485454

98 SEP -8 PM 2:35

FELIX Z. MILSAP III REGISTER
DAVIDSON COUNTY, TN.

8159 09/08 0101 03CHECK 733.77

2069 01/12 0101 03CHECK 10.00

99 JAN 12 PM 3:53

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
RE-RECORD

05361148