FB12
JLK

FROM: Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, 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

TO: Pulte Homes Tennessee Limited Partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Pulte Homes Tennessee Limited Partnership 5544 Franklin Road, Suite 200 Nashville, Tennessee 37220	SAME	Map 171 Part of Parcel 89

THIS INSTRUMENT PREPARED BY: Waller, Lansden, Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $789,684.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 1999.

Notary Public

My Comm. Expires: 9/18/99

NOTARY PUBLIC STATE OF TENNESSEE LARGE COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, 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, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Pulte Homes Tennessee Limited Partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a 9.996 more or less acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, as evidenced by deeds of record in Book 772, page 593, Book 965, page 49, and Book 699, page 778, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Old Hickory Boulevard, said point being a common corner of the afore-said Niederhauser Property and the John H. Dunn Property of record in Book 4036, page 459, Register's Office Davidson County, Tennessee; thence with the common line of the herein-described tract and said Dunn Property, South 04 degrees 17 minutes 40 seconds West a distance of 600.19 feet to an iron pin; thence continuing North 86 degrees 26 minutes 17 seconds West a distance of 757.48 feet to an iron pin set in the easterly line of the plan of Fredericksburg, Section 5C, of record in Book 9700, page 48, said Register's Office; thence with the easterly line of said plan of Fredericksburg, Section 5C, North 03 degrees 19 minutes 12 seconds East a distance of 70.00 feet to a point; thence with the northerly line of said plan of Fredericksburg, Section 5C, North 87 degrees 02 minutes 58 seconds West a distance 70.02 feet to a point; thence with a new line, North 10 degrees 05 minutes 51 seconds East a distance of 430.81 feet to a point in the southerly right-of-way of Old Hickory Boulevard; thence with said right-of-way of Old Hickory Boulevard, North 86 degrees 41 minutes 22 seconds East a distance of 641.39 feet to a point; thence continuing around a curve to the left through a central angle of 06 degrees 04 minutes 08 seconds, a radius of 1434.86 feet, an arc distance of 151.98 feet, a chord bearing of North 83 degrees 39 minutes 23 seconds East, a chord distance of 151.91 feet to the point of beginning, containing 435,438 square feet or 9.996 acres, more or less.

Being part of the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, as evidenced by deeds of record in Book 699, page 778, Book 772, page 593, and Book 965, page 49, Register's Office Davidson County, Tennessee, and being part of the same property vested in Dorothy Niederhauser Wallman, Helen Niederhauser Parker and Freddie Niederhauser Phillips as Devisees under the Last Will and Testament of Cleo Roy Niederhauser, of record in Will Book 99, page 62, Probate Court for said County. The said Fred Von Niederhauser having predeceased Cleo Von Niederhauser. Irma Louise Keisling, heir of Cleo Von Niederhauser having also died. The Will of Irma Louise Keisling of record in the Probate Court for Davidson County, Tennessee, devised her interest to Dorothy Niederhauser Wallman, Helen Niederhauser Parker and Freddie Niederhauser Phillips. Also being part of the same property conveyed to Lynne Wallman Reed and Richard Frederick Wallman by Quitclaim Deeds from Dorothy Niederhauser Wallman, of record in Book 8817, page 236, and Book 8839, page 54, said Register's Office; and part of the same property conveyed to Patricia Parker Newton and Pamela Parker McCarthy by Quitclaim Deeds from Helen Niederhauser Parker, of record in Book 8876, page 648, Book 9243, page 562, Book 9567, page 784, Book 9948, page 436, and Book 11085, page 982, said Register's Office, the said Helen Niederhauser Parker having since died. The said Dorothy Niederhauser Wallman having also since died, and being part of the property devised to Lynne Wallman Reed and Richard Frederick Wallman, as Co-Trustees pursuant to the Will of Dorothy N. Wallman.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1999 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee.

3. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 65, and as amended in Book 9860, page 840, said Register's Office.

5. Easements of record in Book 7358, page 643, and Book 9607, page 431, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 their hands this 12th day of February, 1999.

Freddie Niederhauser Phillips by
Edmond D. Phillips, attorney-in-fact

Patricia Parker Newton by
Edmond D. Phillips, attorney-in-fact

Pamela Parker McCarthy by
Edmond D. Phillips, attorney-in-fact

437273.01

Lynne Wallman Reed, individually

Lynne Wallman Reed, Co-Executor of the Estate of Dorothy N. Wallman

Richard Frederick Wallman, individually

Richard Frederick Wallman, Co-Executor of the Estate of Dorothy N. Wallman

STATE OF ~~NEW JERSEY~~ Florida)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Frederick Wallman, individually and as Co-Executor of the Estate of Dorothy N. Wallman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he, individually and as Co-Executor, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____ ~~New Jersey~~ FLA this the 4 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: _____

CARLOS NARANJO
My Commission CC497057
Expires Sep. 20, 1999

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Wallman Reed, individually and as Co-Executor of the Estate of Dorothy N. Wallman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she, individually and as Co-Executor, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville _____ Tennessee, this the 12th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF FLORIDA)
COUNTY OF Martin

Personally appeared before me, Ellen M. Benton a Notary Public in and for the County and State aforesaid, Edmond D. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument in behalf of, and as Attorney-in-Fact for Freddie Niederhauser Phillips, Patricia Parker Newton and Pamela Parker McCarthy, and acknowledged that he executed the same as the free act and deed of said Freddie Niederhauser Phillips, Patricia Parker Newton and Pamela Parker McCarthy, and on their behalf, for the purposes therein contained.

Witness my hand and seal, at office in Stuart, Florida, this the 2nd day of February, 1999.

Ellen M. Benton
Notary Public

My Commission Expires: end 9/16/2000

ELLEN M. BENTON
MY COMMISSION # CC 572965
EXPIRES: September 16, 2000
Bonded Thru Notary Public Underwriters

5579 02/12 0101 03CHECK 2940.89

0548753
IDENTIF. ↑ REFERENCE

99 FEB 12 PM 2:18

DAVIDSON COUNTY, TN.

437273.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PG. 747

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

0548753
IDENTIF. & REFERENCE

99FEB 12 PM 2:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 789684.00
CON TX 2921.89
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 2940.89
CHECK 2940.89

02/12/99 01 14:17 0001 5579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424845