28-B

BOOK 11341 PG. 416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,291.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: May 8, 2000
(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
John W. Baumgartner (NAME)	← Same (NAME)	PART OF 171-89
641 Old Hickory Blvd. #425 (ADDRESS)	(ADDRESS)	
Brentwood, Tennessee (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 John W. Baumgartner HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davdison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 122, on the Plan of Townhomes of Fredericksburg Phase 1, Section 4, of record in Plan Book 9700, page 648, to which plan reference is here made for a more complete description.

Being part of the 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 Helen N. Parker Trust, dated May 16, 1997, Pamela Parker McCarthy, Lynn 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, of record in Book 10865, page 94, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Pulte Tennessee Limited Partnership, a Nevada limited partnerhsip, by Quitclaim Deed from Radnor Homes, Inc., a Michigan corporation, which deed is being recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is subject to the following: Taxes for 1999 and any subsequent years; Corporate Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 486; By-Laws of Townhomes of Fredericksburg

**CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd, #425, Brentwood, Tennessee
(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 12th day of February, 19 99

Pulte Homes Tennessee, Limited Partnership

By: Randi L. Dalton, Closing Coordinator for Radnor Homes, Inc., the general partner of Pulte Homes Tennessee Limited Partnership

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 Homes 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 12th day of February, 1999.

My Commission Expires: 5/24/2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

**Legal description continued:

Homeowner's Association, Inc., of record in Book 10126, page 486; amended in Book 10275, page 959; By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, page 45; Declaration of Covenants, Conditions, and Restrictions of record in Book 10126, page 435, Book 7789, page 843, Book 8920, page 65, Book 9860, page 840, Book 9500, page 393, Book 10393, page 11, Book 10628, page 517, Book 10694, page 541 and Book 10895, page 778; subject to all matters shown on the Plan of record in Book 7900, page 648; Easements of record in Book 7358, page 643 and Book 9607, page 431; 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.

05499290
RECEIVED & REFERENCE
99FEB 16 PM 2:00
6154 02/16 0101 03CHECK 774.28

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11341 PG. 418

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	
	206291.00
CON TX	763.28
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	774.28
CHECK	774.28

02/16/99 01 13:59 0001 6154

05492900

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

99FEB 16 PM 2:00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425411