Box 37

BOOK 6589 PAGE 230

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John W. Griffin, d/b/a Griffin Contractors P.O. Box 813 Mt. Juliet, TN 37122	Address of New Owner	MAP 162, Parcel 51 MAP 162-7, Parcel 162

This instrument prepared by: Boult, Cummings, Conners & Berry (ATF)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, B & P Developments, a Tennessee general partnership comprised of David Parker and Frank Batson, ("Grantor") has bargained and sold, and hereby transfers and conveys to John W. Griffin, d/b/a Griffin Contractors, a Tennessee sole proprietorship, ("Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those encumbrances set forth in Exhibit A.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons.

Executed this 20th day of June, 1985.

B & P DEVELOPMENTS, a Tennessee General Partnership comprised of David Parker and Frank Batson

By: David M. Parker
David Parker, general partner

By: Frank Batson
Frank Batson, general partner

715168
J.1.5.1.6.8

IDENTIF. REFERENCE

Received
Jun 21 3 36 PM '85
FILED & RECORDED
DAVIDSON COUNTY, TN

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $51,600.00.

Affiant

[Subscribed and sworn to before me this 20 day of
[June, 1985.

Notary Public
My commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alan T. Fister, a Notary Public of the state and county aforesaid, personally appeared David Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of B & P Developments, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, this 20th day of June, 1985.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alan T. Fister, a Notary Public of the state and county aforesaid, personally appeared Frank Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of B & P Developments, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, this 20th day of June, 1985.

Alan T. Fister
Notary Public

My Commission Expires: 1-28-89

EXHIBIT A

Land in Davidson County, Tennessee being Lot Nos. 2, 3, 4 and 5 on the Plan of Subdivision for Whittemore Valley, Section One, as of record in Book 6250, page 39, Register's Office for said County.

Lot No. 2 fronts 73.50 feet on the easterly margin of Jeri Court and extends back 135.85 feet on the northerly line and 136.64 feet on the southerly line to a line in the rear measuring 73.51 feet thereon. Lot No. 3 fronts 42.50 feet on the easterly margin of Jeri Court and extends back 136.64 feet on the northerly line and 319.41 feet on the southerly line to a broken line in the rear measuring 296.44 feet thereon. Lot No. 4 fronts 50.00 feet on the easterly margin of Jeri Court and extends back 319.41 feet on the northerly line and 274.54 feet on the southerly line to a broken line in the rear measuring 133.96 feet thereon. Lot 5 fronts 50.00 feet on the easterly margin of Jeri Court and extends back 274.54 feet on the northerly line and 308.37 feet on the southerly line to a broken line in the rear measuring 130.92 feet thereon.

Being part of the same property conveyed to B & P Developments, a partnership, by deed from Gordon M. Chadwell et al, of record in Book 6282, page 312, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to B & P Developments, a Tennessee General Partnership consisting of David H. Parker and Frank C. Batson by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 6498, page 755, said Register's Office.

ENCUMBRANCES

1. Taxes for 1985, a lien, but not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 5351, page 111, Register's Office for Davidson County, Tennessee. (lots 3, 4, & 5)

3. Restrictive covenants contained in an instrument of record in Book 6243, page 80, said Register's Office.

4. The Plan of Record in Book 6250, page 39, said Register's Office, show an owner's certificate, a minimum building setback line determined by the Metropolitan Zoning Regulations and a 10-foot easement for public utility and drainage purposes along the rear line of said lots and along southerly line of lot 5, and 2.5 X 25-foot utility anchor easements located on the Northwesterly front corners of each lot, and 20 foot easements for sanitary sewer purposes across lots 3, 4 and 5 as shown on the Plan of Record in Book 6250, page 39, said Register's Office. Said property may be subject to Notes 1, 2, 3, 4, 5 and 6, on Plan of Record in Book 6250, page 39, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6589 PAGE 234

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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

$1600.00- CAMT.
134.16 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 146.66-
0842A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 1 6 8

IDENTIF. REFERENCE

JUN 21 9 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147217