Box 37

BOOK 6638 PAGE 22

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	same	162-07 184

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

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, B & P Development, a Tennessee general partnership composed of Frank Batson and Dave Parker, ("Grantors") have bargained and sold, and hereby transfer and convey to John W. Griffin, d/b/a Griffin Contractors, a Tennessee sole propietorship, ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Restrictive Covenants contained in instrument of record in Book 6243, page 80, said Register's Office.

3. All matters shown on the Plan of record in Book 6250, page 39, said Register's Office.

4. Right of way granted by E. E. Chadwell to Davidson County, Tennessee, of record in Book 3503, page 331, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer line from E. E. Chadwell and wife, Pearl Belle Chadwell et al to First Suburban Water Utility District of Davidson County, Tennessee, (Radnor) Water District by easement of record in Book 3799, page 179, Register's Office for Davidson County, Tennessee.

6. Easements contained in deed from Eugenia Clair Morris et al to Metropolitan Government of record in Book 4213, page 859, Register's Office for Davidson County, Tennessee.

7. Easement for sewer main construction and maintenance from James B. Chadwell, Administrator to First Suburban Water Utility District of Davidson County, Tennessee, (Radnors) Water District of record in Book 4264, page 912, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

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

Executed this 20th day of August, 1985.

B & P Development, a Tennessee General Partnership

By: Frank C. Batson
Frank Batson, Partner

By: David H. Parker
Dave Parker, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $12,900.00.

David H Parker
Affiant

Subscribed and sworn to before me this 20th day of August, 1985.

Steven L. West
Notary Public
My commission Expires: 10/19/88

STEVEN L. WEST NOTARY PUBLIC AT LARGE STATE OF TENN.

This is unimproved property, known as Lot 20, Whittemore Valley Estates, Section 1.

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 Frank Batson and Dave Parker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 1985.

Steven L. West
Notary Public

My Commission Expires: 10/19/86

STEVEN L. WEST * NOTARY PUBLIC AT LARGE * STATE OF TENN.

EXHIBIT A

Land located in the 5th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot 20, Whittemore Valley Subdivision, Section 1, as recorded on the plan of record in Book 6250, Page 39, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to B & P Developments from Gordon Mason Chadwell, et al, of record in Book 6282, Page 312, Register's Office for Davidson County, Tennessee.

30442
IDENTIFICATION REFERENCE
AUG 21 4 07 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6636 PAGE 26

FOR _____

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

12900.00- CONT.
33.54 CSTAX-
.50 PRFEE
12.00 WDEED
CHECK 46.04-
9699A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30442

IDENTIFICATION REFERENCE

AUG 21 4 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165603