Box 3

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

RE-RECORD

BOOK 6651 PAGE 839

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.

RE-RECORD

BOOK 6651 PAGE 840

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 M. 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 M 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 DAVIDSON COUNTY, TENN.

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

BOOK 6636 PAGE 24
RE-RECORD
BOOK 6661 PAGE 841

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 DAVIDSON COUNTY, STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven L. West, a Notary Public of the state and county aforesaid, personally appeared Frank Batson & Dave Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of B & P Development, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 30th day of September, 1985.

Steven L. West
Notary Public

My Commission Expires: 10/19/86

STEVEN L. WEST NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE

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.

RE-RECORD
BOOK 6661 PAGE 842

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.

3044 2

IDENTIF. REFERENCE

AUG 21 4 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RE-RECORD

38275

IDENTIF. REFERENCE

SEP 20 3 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN