B0437 BOOK6650PAGE 454
TKH
RE-RECORD
BOOK6684PAGE 679

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	162-07 205, 210 and 211

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 composed of Frank Batson and Dave Parker ("Grantors") bargained and sold, and hereby transfer and convey 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 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 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 611, said Register's Office.

4. 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) of record in Book 3799, page 179, Register's Office for Davidson County, Tennessee, as shown on the plat of record in Book 6250, page 611, said Register's Office. (Affects Lot 48 only).

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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, successors and assigns against the lawful claims of all persons.

Executed this 8th day of October, 1985.

B & P DEVELOPMENTS, a Tennessee General Partnership

By: Frank C. Batson
Frank C. Batson, Partner

By: David H. Parker
David H. Parker, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $38,700.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 1985.

Allen T. Fister
Notary Public
My commission Expires: 3-8-87

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved property, known as Lots 53, 54 and 48 of Whittemore Valley Subdivision, Section 2-A.

43933

IDENTIFICATION REFERENCE

OCT 11 10 59 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Tammy H. Grove, a Notary Public of the state and county aforesaid, personally appeared Frank C. Batson and David H. 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 partners of B&P Development, 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 8th day of October, 1985.

Tammy H. Grove
Notary Public

My Commission Expires: 1-25-86

RE-RECORD
45159

IDENTIFICATION REFERENCE

OCT 17 10 24 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORD

EXHIBIT A

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Land in the 5th Civil District of Davidson County, Tennessee, being Lots Nos. 48, 53, and 54, Whittemore Valley Subdivision, Section 2-A, as recorded on the plan of record in Book 6250, page 611, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

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