This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6994 PAGE 48

Address New Owner(s):
Southern Home Builders, Inc.
329 Union Street
Nashville, TN 37201

Send Tax Bills to:
-SAME-

Map/Parcel No:
145-7-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD W. JOHNSON (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to SOUTHERN HOME BUILDERS, INC. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

The wife of the Grantor joins in the execution of this deed for the purpose of conveying to and relinquishing in favor of the Grantee any and all right, title and interest she may have, as the wife of the Grantor, in the property hereby conveyed.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is executed on this 26th day of September, 1986.

RICHARD W. JOHNSON

47462

IDENTIFICATION

SEP 29 4 15 PM '86

$375

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Barbara L. Warren, a Notary Public in and for the County and State aforesaid, personally appeared Richard W. Johnson and wife, Patricia C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of September, 1986.

Barbara L. Warren
Notary Public

My Commission Expires: 5/13/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Ronald B Willis Pres.
Affiant

Subscribed and sworn to before me,
this 26th day of Sept., 1986.

Barbara L. Warren
Notary Public

My Commission Expires: 5/13/90

Exhibit A BOOK 6994 PAGE 50

Lot No. 4 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Harpeth Knobs Drive being the most southerly corner of Lot No. 3 of the Inns of Granny White, as of record aforesaid; thence, North 46° 45' 3" East 292.31 feet to a concrete monument; thence, South 28° 37' 22" East 193.56 feet to a point; thence, South 62° 54' 18" West 290.20 feet to a point in the northerly margin of Harpeth Knobs Drive; thence, along said margin North 21° 25' 5" West 23.30 feet to a concrete monument; thence, along said margin North 25° 55' 42" West 87.00 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to Richard W. Johnson, by deed from Dukes & Dukes, a Tennessee general partnership composed of Glenn Dukes and Buddy Dukes, by deed of record in Book 6602, page 960, Register's Office for said County.

This is unimproved property known as _____ Harpeth Knobs Road, Nashville, Tennessee.

This property is subject to:

1. 1986 property taxes, which have been prorated and assumed by the Grantee.

2. To the extent applicable, a certain notice of lien of record in Book 6874, page 389, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1081, page 643, Book 1108, page 460, Book 1361, page 247, Book 2280, page 445 and Book 6566, page 473, all in the Register's Office for Davidson County, Tennessee.

4. All matters shown on the plan of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6994 PAGE 51

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
			850 [illegible] CAMT	
			238.00 CSTAX	
			.50 PRFE[illegible]	
			9.00 WDE[illegible]	
			CHECK	247.50-
			8079A09/29/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47462

IDENTIFICATION REFERENCE

SEP 29 4 15 PM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 30759