WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Maxine Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Claridge Builders, Inc. (NAME)	(NAME)	See Below*
302 Dyer Lane (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & Y, L.P., A TN GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lots Nos. 422, 458, 462, 463, 482, 485, 486, 487, 521, 523, 525, 528, 529, 530, 539 & 541 on the Plan of Bradford Hills, Section 13, of record in Book 7900, Page 6 and amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to J & Y, L.P., a TN limited partnership by deed from Gillespie Meadows, Inc. of record in Book 8924, Page 881, said Register's Office.

Subject to restrictions of record in Book 8069, Page 170, Book 9227, Page 681; By-Laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open space in Book 8154, Page 304; Deeds in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

*172-12-0-B-328.00CO	172-12-0-B-307.00CO	172-12-0-B-314.00CO
172-12-0-B-286.00CO	172-12-0-B-308.00CO	172-12-0-B-317.00CO
172-12-0-B-290.00CO	172-12-0-B-309.00CO	172-12-0-B-318.00CO
172-12-0-B-291.00CO	172-12-0-B-310.00CO	172-12-0-B-319.00CO
172-12-0-B-304.00CO	172-12-0-B-312.00CO	172-12-0-B-324.00CO
		172-12-0-B-326.00CO

unimproved (X)
This is improved ( ) property, known as Bradford Hills, Sec. 13, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of March 19 94

J & Y, L.P., A TN GENERAL PARTNERSHIP
By: Paul E. Johnson
Paul E. Johnson, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the J & Y, L.P. the within named bargainor, and corporation, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul E. Johnson as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 2nd day of March 19 94 .

My commission expires June 28, 1995

_____
Notary Public

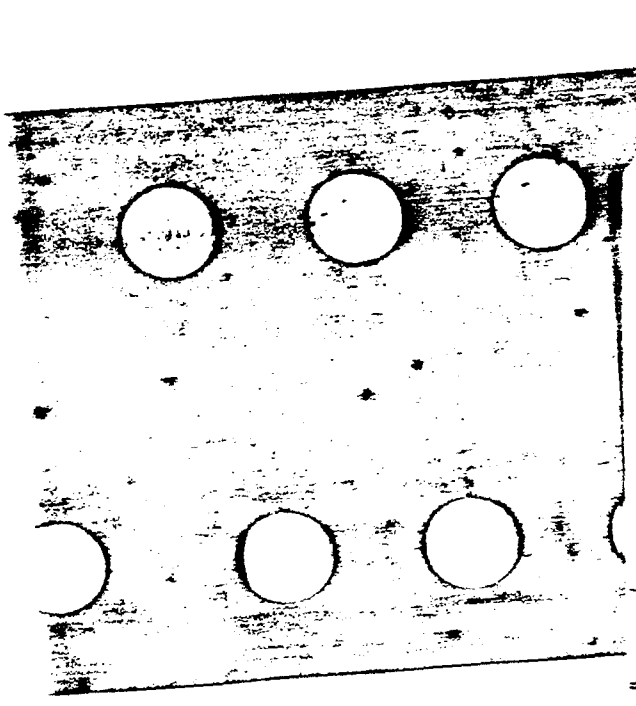
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

B020 03/04 0101 03CHECK 1563.00

IDENTIF. & REFERENCE

94 MAR -4 PM 3:06

FELICIA WEBB REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

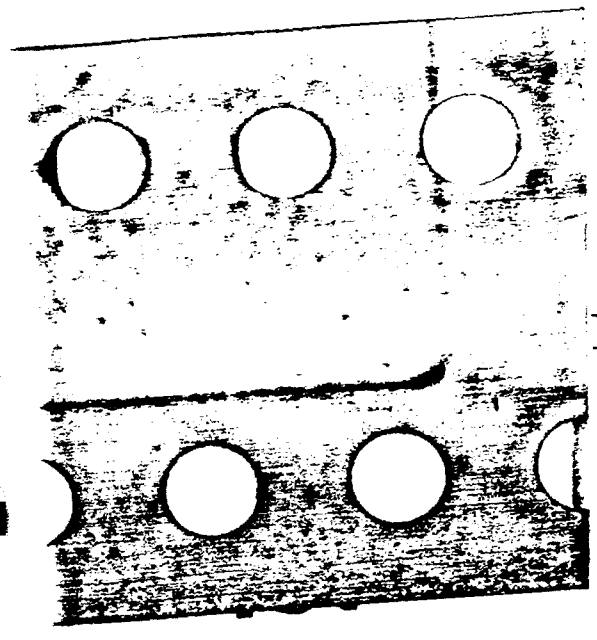
RECEIVED OF _____

FOR _____

BOOK 9269 PAGE 232

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



CAMT 420000.00
CON TX 1554.00
PRFEE 1.00
WDEED 8.00
TOTAL 1563.00
CHECK 1563.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/94 01 15:08 0001 8020

24294
IDENTIF. + REFERENCE

94 MAR -4 PM 3:06

REGISTER
DAVIDSON COUNTY, TN.

No. 763436