Bk 36

BOOK 9608 PG 771

95 MAR -2 AM 10: 11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

38584

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner:
South Harpeth Construction Co., Inc.
640 Spence Lane #200
Nashville, Tn 37217

Send Tax Bills To:
New Owner

Street Address of Subject Property:

Map-Parcel No:
155-12-A-5.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J & J Development Co., Inc., a Tennessee Corporation,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **South Harpeth Construction Co., Inc., a Tennessee Corporation** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 5 on the plan of Magnolia Hills, as of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to J & J Development Co., Inc., a Tennessee Corporation by Quitclaim Deed from B & W Properties, a Tennessee General Partnership of record in Book 9324, Page 781, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Restrictive Covenants of record in Book 9498, Page 329, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, and Restrictions of record in Book 9499, Page 860; By-Laws of record in Book 9499, Page 875, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 1st day of March, 1995.

J & J Development Co., Inc., a Tennessee Corporation

BY: _____, Pres.

Joel C. Wilson, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Joel C. Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of J & J Development Co., Inc., a Tennessee Corporation, the within named bargainor, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 1995.

_____ 0538 03/02 0101 03CHECK 120.00

NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

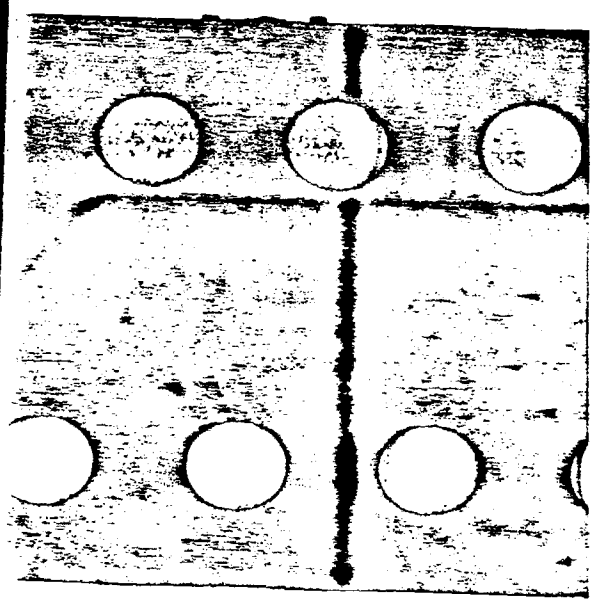
The actual consideration or value whichever is greater, for this transfer is $30,000.00.

_____, Pres.
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1995.

_____
NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

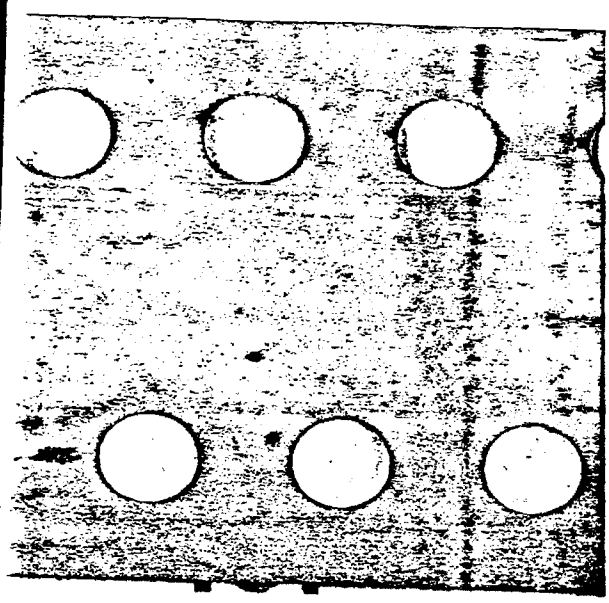
RECEIVED OF _____

FOR _____

BOOK 9608 PG 773

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 30000.00
CON TX 111.00
PRFEE 1.00
[illegible] 8.00
TOTAL 120.00
CHECK 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 10:12 0001 6538

38584
IDENTIF. ↑ REFERENCE

95 MAR -2 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886192