48

WARRANTY DEED

BOOK 9620 PG 209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

/s/ Paul E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: October 26, 1998
(AFFIX SEAL)

NOTARY PUBLIC

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner Mortgagee:	MAP-PARCEL NUMBERS
Claridge Builders Co., LLC (NAME)	First Union National Bank (NAME)	PART OF 172-202.0
302 Dyer Lane (ADDRESS)	150 Fourth Avenue North (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 LIMITED PARTNERSHIP

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

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. 103, 105, 109 & 110 on the Plan of Bradford Hills, Section Sixteen, of record in Book 7900, Page 6 as amended in Book 7900, Page 908, 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, Register's Office for Davidson County, TN.

This description was prepared from the plat of record as provided above, prepared by James W. Clark, Licence No. 1445, Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211.

Subject to restrictions of record in Book 8069, Page 170, Book 9607, Page 330; 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 in Book 8377, Page 808, and all matters shown on the Plan of Record.

42465
IDENTIF. ↑ REFERENCE

95 MAR 16 AM 11:21
ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0057 03/16 0101 038 CHECK 434.50

This is improved ( ) unimproved property, known as Bradford Hills, 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 14th day of March 19 95

J & Y, L.P., A TN LIMITED PARTNERSHIP
By: /s/ Paul E. Johnson
Paul E. Johnson

STATE OF TENNESSEE

COUNTY OF

BOOK 9620 PG 210

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

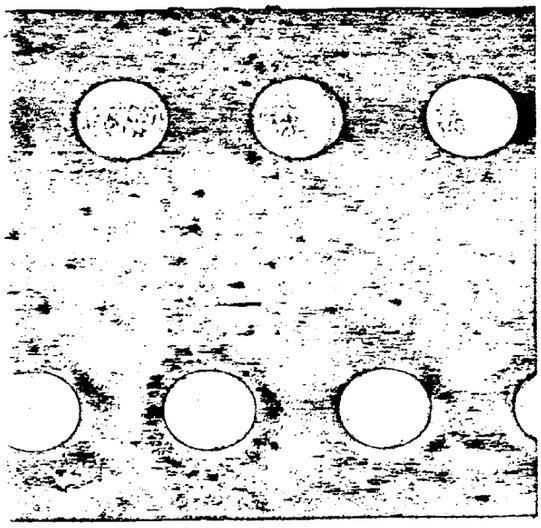
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the J & Y, L.P. the within named bargainor, and corporation, and that he as such _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 14th day of March 19 95 .

My commission expires October 26, 1998

_____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

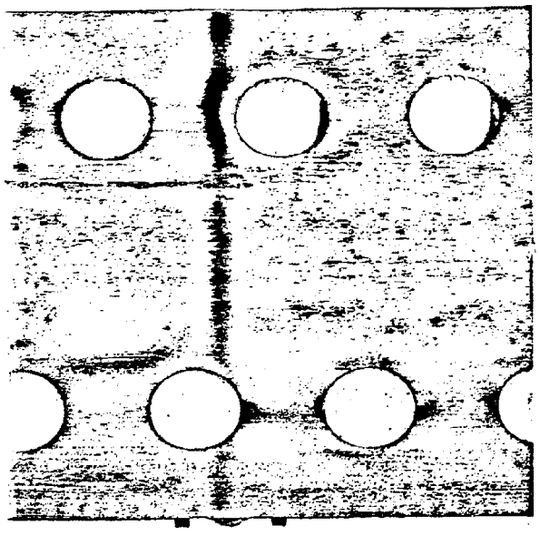
RECEIVED OF _____

FOR _____

BOOK 9620 PG 211

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 434.50

03/15/95 01 11:22 0001 0857

42465
IDENTIF. & REFERENCE

95 MAR 16 AM 11:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 890446