BOOK 9838 PAGE 215

STATE OF TENNESSEE
COUNTY OF Williamson

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

Subscribed and sworn to before me, this the 5 day of April

My commission expires:

NOTARY AT LARGE
(Official Seal)

Affiant

Notary Public

My Commission Expires 09-26-98

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 5G18967
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
South Harpeth Construction	Owner
7932 Horn Tavern Road	
STREET ADDRESS	STREET ADDRESS
Fairview, TN 37062	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 155-12-A 20CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

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

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO South Harpeth Construction Company, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 20 on the Plan of Final Plat, Magnolia Hills, of record in Plat Book 7900 at page 782, amended in Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to J & J Development Co., Inc., a Tennessee corporation by Deed of record in Book 9324 page 781, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

IDENTIFICATION REFERENCE 48241

95 APR -4 AM 10:46

THIS IS UN IMPROVED PROPERTY KNOWN AS Magnolia Hills, Lot 20, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 03 day of April ,1995

J & J Development Co., Inc.

by: _____
Joel C. Wilson, President

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joel C. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

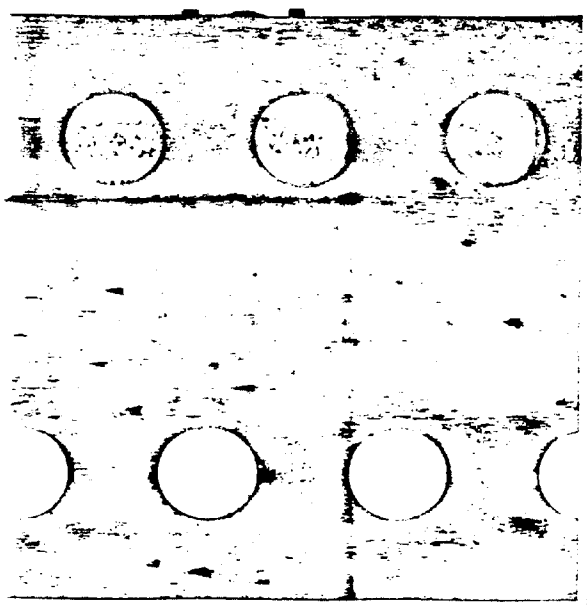
Witness my hand and official seal on April 03, 1995

My Commission Expires:

WALTER H. NEILSEN
NOTARY AT LARGE
NOTARY PUBLIC
My Commission Expires 09-26-98

Notary Public:

7245 04/04 [illegible] 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 217

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
DON TX 111.00
PRFEE 1.00
WDEED 3.00
TOTAL 120.00
CHECK 120.00

04/04/95 01 10:45 0001 7243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48241
IDENTIF. # REFERENCE

95 APR -4 AM 10:46
REGISTER
DAVIDSON COUNTY, TN.

No. 896770