43

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

BOOK 9706 PG 181

**THIS INSTRUMENT WAS PREPARED BY**

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B J Home Builders, Inc. (NAME) | B J Home Builders, Inc. (NAME) | P/O 141-40 |
| Lot 2 Scenic River Farms (ADDRESS) | 839 Summerly Drive (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37209 (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, Scenic River Farms, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B J Home 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:

A certain tract or parcel or real property situated in Davidson County, State of Tennessee, described as follows: to-wit:

Lot 2, Scenic River Farms, as shown on the survey of Jessee Walker, Licensed Surveyor, dated June 30, 1993, of record in Book 9244, Page 778-779, Register's Office for Davidson County, Tennessee, to which survey reference is made for a more complete and accurate description.

Being the same property conveyed to Heart-Felt Greeting, Inc., a Tennessee Corporation by deed from the Estate of Ida Mae Peach Hughes by Josephine Daugherty, Executrix, of record in Book 8719, Page 446, and subsequently conveyed to Scenic River Farms, Inc., by quitclaim deed of record in Book 9699, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

00071459
IDENTIF. ↑ REFERENCE
95 JUN 19 PM 4:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( X )
This is improved ( ) property, known as Lot 2 Scenic River Farms, Nashville, TN 37221
(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 June 19 95

Scenic River Farms, Inc.
By: James Ed Smith
James Ed Smith, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9706 PG 182

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Ed Smith and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Scenic River Farms, Inc. the within named bargainor, and corporation, and that he as such President 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 James Ed Smith as such President, and attesting the same by the said _____ as such _____.

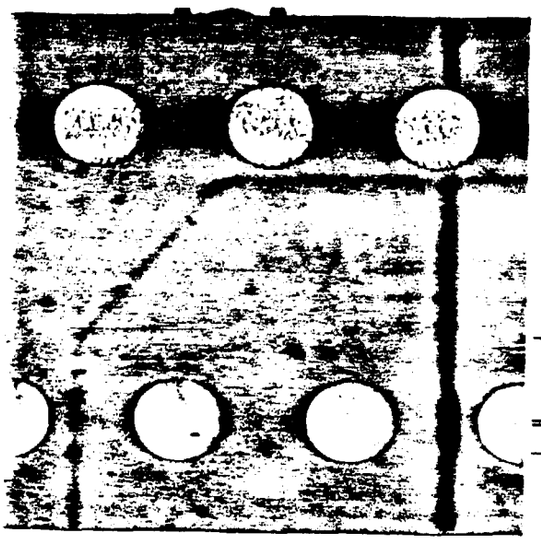
Witness my hand and official seal at office at Nashville, TN on this the 14th day of June 19 95.

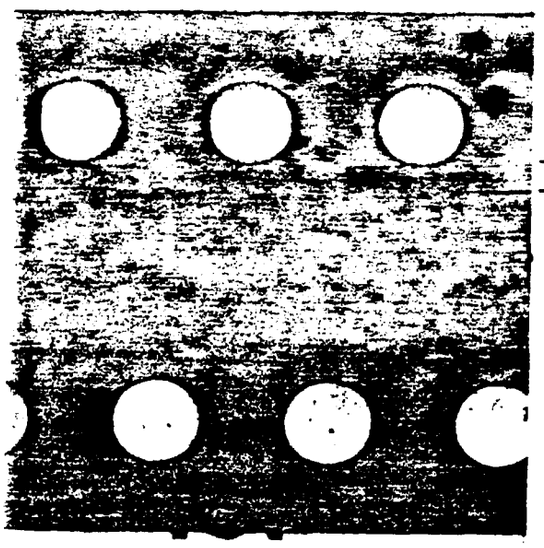
My commission expires 1-20-96

Notary Public

NOTARY PUBLIC AT LARGE

2788 06/19 0101 03CHECK 266.15





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

RECEIVED OF _____

FOR _____

BOOK 9706 PG 183

| | | |
|---|---|---|
| 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 | 69500.00 |
| CON TX | 257.15 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 266.15 |
| CHECK | 266.15 |

06/19/95 01 16:14 0001 2788

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0071459
IDENTIF. ↑ REFERENCE

95 JUN 19 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 922012