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

BOOK 9747 PG 883

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:**
	155-00-0-087.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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.**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 12 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 **GRANTEE**, its heirs, successors and assigns, in fee simple, forever, and **GRANTOR** covenants with the **GRANTEE** that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, unless otherwise herein set out; and **GRANTOR** does further covenants and binds itself, its heirs, successors and representatives to warrant and defend the title to the said land to the **GRANTEE**, its heirs, successors 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 28th day of July, 1995.

J & J DEVELOPMENT CO., INC., a Tennessee Corporation

BY: _____
Joel C. Wilson, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joel C. Wilson,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be president of **J & J Development Co., Inc.**, a Tennessee corporation, the within named bargainor, and that as president, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 28th day of July, 1995.

_____
NOTARY PUBLIC
My commission expires: 1-22-96

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

_____
Affiant

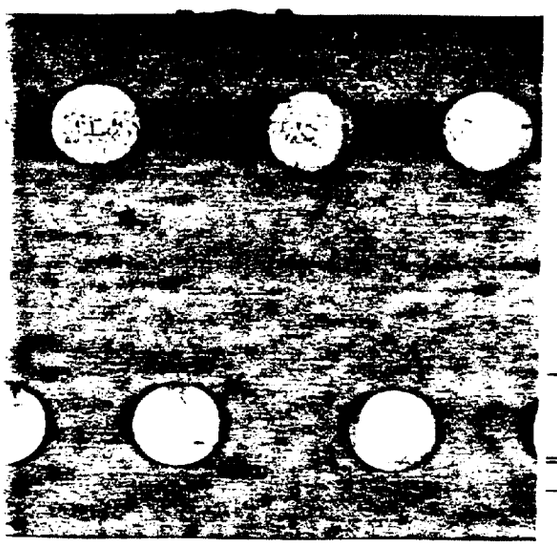
Subscribed and sworn to before me, this the 28th day of July, 1995.

_____
NOTARY PUBLIC
My commission expires: 1-22-96

0084791
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 2:58
FELIX Z. ELSONTI REGISTER
DAVIDSON COUNTY, TN.

669 08/01 0101 01 CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

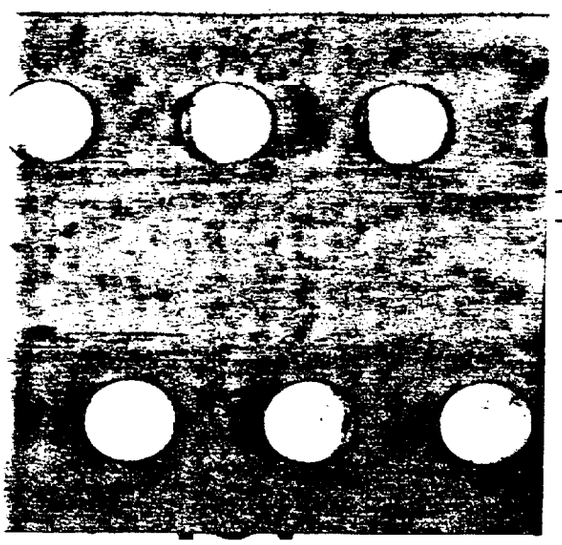
FOR _____

BOOK 9747 PG 891

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
WDEED 8.00
TOTAL 120.00
CHECK 120.00
08/01/95 01 14:59 0001 7369



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084791
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936409