THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9759 PG 325

File Box 36
~~13457~~ 13546

WARRANTY DEED

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

Send Tax Bills To:
NEW OWNER

Street Address of Subject Property: **Map-Parcel No:**

Lot No. 16 Magnolia Hills **155-12-0-A-16.00**00
Nashville, TN

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., a Tennessee corporation,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 16 on the Plan of Magnolia Hills, as of record 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 same property conveyed to J & J Developemnt 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.

0088268
IDENTIFICATION REFERENCE
95 AUG 10 PM 3:05
REGISTER

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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said 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 8th day of August, 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 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 the 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 official seal at Franklin, Tennessee, this 8th day of August, 1995.

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

_____
NOTARY PUBLIC

My commission expires:_____

1152 08/10 0101 03CHECK 120.00

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

_____
Affiant

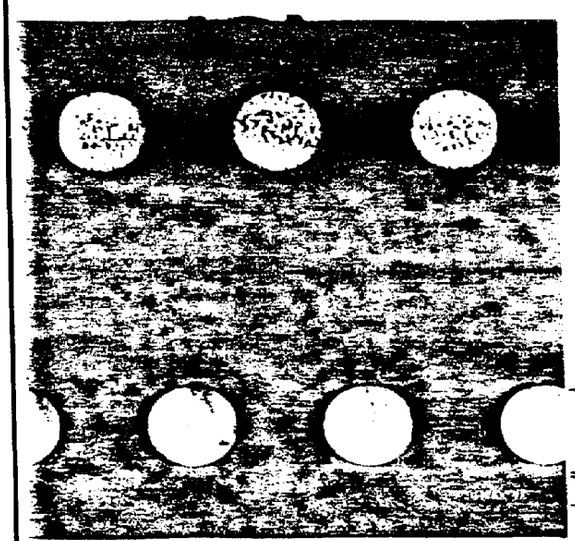
Subscribed and sworn to before me, this the 8th day of August, 1995.

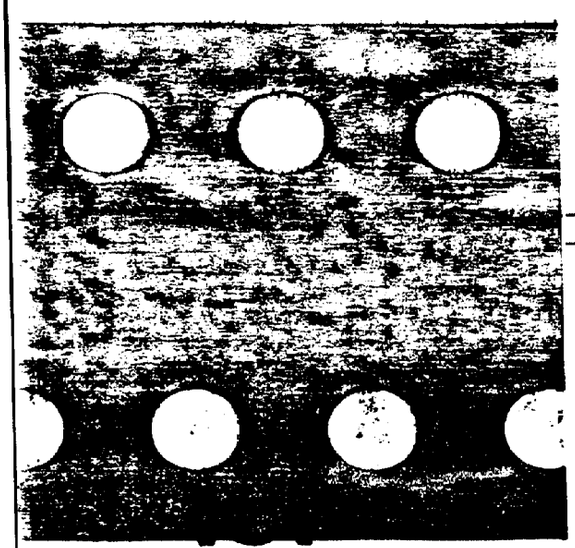
NOTARY PUBLIC AT LARGE Douglas A. Pace My Commission Expires January 24, 1998 STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires:_____

\WDHarpth.ded





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9759 PG 327

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

08/10/95 01 15:07 0001 1152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088268
IDENTIF. ↑ REFERENCE

95 AUG 10 PM 3:05

REGISTER
DAVIDSON CNTY, TN.

No. 940154