BOOK 9941 PAGE 486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00.

Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1996.

NOTARY PUBLIC

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DIANE M. APPLE

WARRANTY DEED

1996 FEB 07 8:31 DEDHEDR 60.00

THIS INSTRUMENT PREPARED BY:
Bibby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
J & M Homebuilders, Inc.	SAME AS NEW OWNER	53-16-203
126 Long Hollow Pike Hendersonville, TN. 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. RHOTEN and wife, CAROLE F. RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **J & M HOMEBUILDERS, INC.**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Lois & Hallie Woodard Subdivision, of record in Plat Book 8250, page 328, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole F. Rhoten, by deed from J. K. Woodard, Trustee, with full power, of record in Book 9535, page 766, Register's Office, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1996 State & County taxes prorated between the parties and to be paid in full by Buyer.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

011,8213
IDENTIFICATION REFERENCE

96 FEB -7 PM 1:29
FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hands on the day and date acknowledged below.

CHARLES E. RHOTEN

CAROLE F. RHOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole F. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 4/21/96

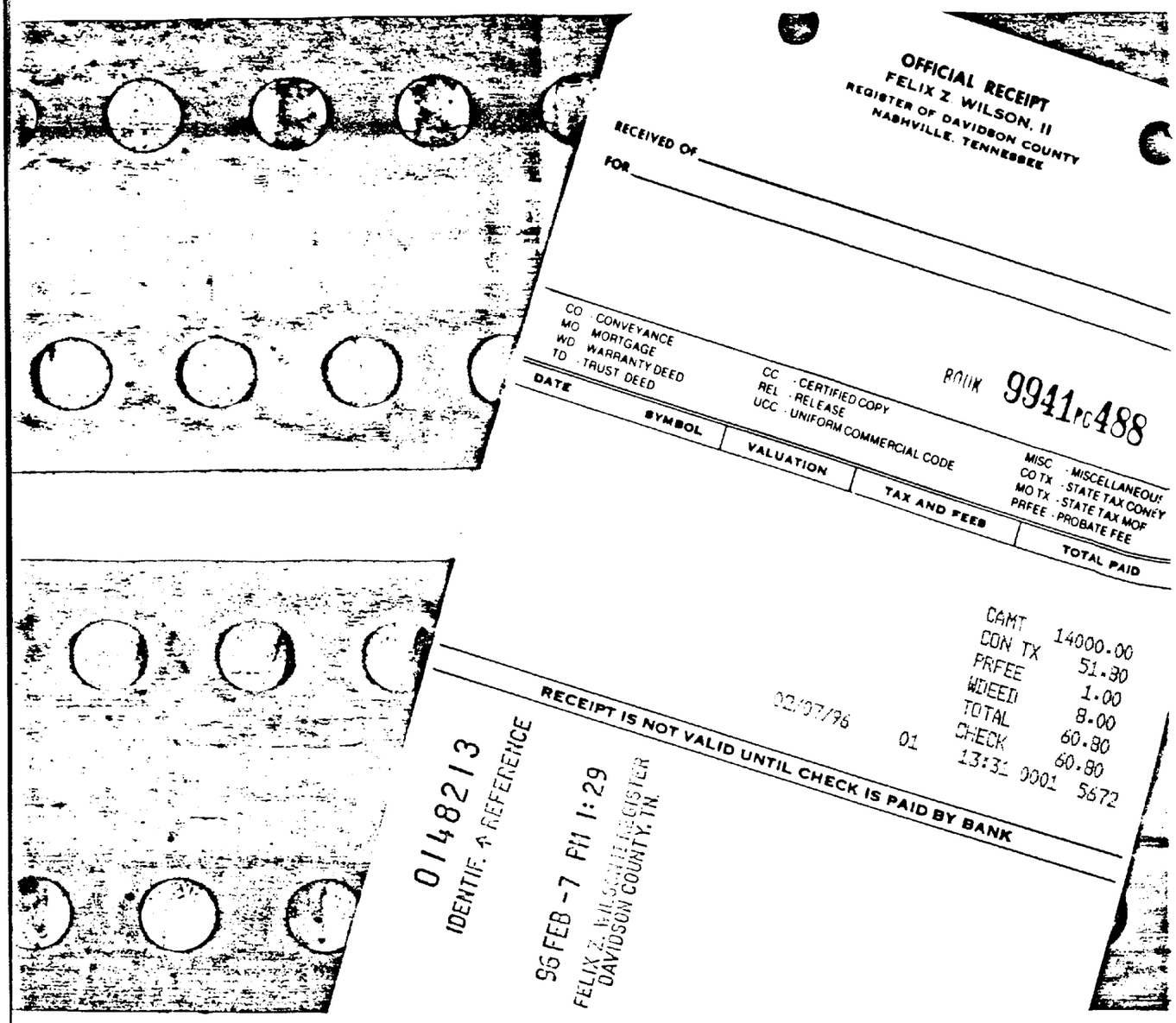
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 4/21/96



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

RECEIVED OF

FOR

BOOK 9941 PG 488

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONEY
MO TX - STATE TAX MOF
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14000.00
CON TX 51.30
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80
02/07/96 01 13:31 0001 5672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148213
IDENTIF. REFERENCE

96 FEB -7 PM 1:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1003891