File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9965 PG 627

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13703

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J & B BUILDERS, INC.	NEW OWNER	Map 50-11
(NAME)	(NAME)	
5068 Murfreesboro Road		Parcels 158 & 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
LaVergne, Tennessee 37086		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FRIDRICH & CLARK REALTY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & J BUILDERS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 116 A and B on the Plan of Zone Lot Division Lots 18-22, 113-122 and 137-139 Section Five Chesapeake Homes, as of record in Plat Book 6900, page 12, amended in Plat Book 6900, page 301, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Fridrich & Clark Realty, a Tennessee general partnership by deed from Chesapeake Associates, Ltd., a Tennessee limited partnership of record in Book 8827, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Plat Book 6900, page 301; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 12, amended in Plat Book 6900, page 301, said Register's Office.

96 MAR -4 AM 9:53
FELIX Z. WILDER, REGISTER
DAVIDSON COUNTY, TN.

0156014

IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 3344 & 3346 Moorewood Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 19 96

FRIDRICH & CLARK REALTY
By: Steve Fridrich
STEVE G. FRIDRICH, PARTNER

STATE OF TENNESSEE

BOOK 9965 PG 628

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE G. FRIDRICH

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PARTNER of FRIDRICH & CLARK REALTY 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 at Office, this 28th day of February 19 96

My commission expires 11-23-98 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96.

MY COMMISSION EXPIRES: 9-27-97 (AFFIX SEAL) Notary Public

GLEN D. CHAMBERS NOTARY PUBLIC COUNTY, TENN. VIRGINIA

WARRANTY DEED

FROM FRIDRICH & CLARK REALTY

TO J & B BUILDERS, INC.

3996 03/04 0101 03CHECK 75.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9965 PG 629

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

03/04/96 01 09:54 0001 3996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156014
IDENTIF. # REFERENCE

96 MAR -4 AM 9:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012119