STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00.

Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF MARCH, 1996.

Notary Public

(AFFIX SEAL)

0166042

IDENTIF. & REFERENCE

96 APR -1 PM 2:06

FILED
DAVIDSON COUNTY, TN

WARRANTY DEED

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

Mail

ADDRESS NEW OWNER(S):
Larry Powell Builders, Inc.
4414 Old Hickory Blvd
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP & PARCEL NO(S):
53-15-39 THRU 44

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 RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **LARRY POWELL BUILDERS, INC.**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 35, 36, 37, 38 and 39 on the Plan of King Court, Section Four, of record in Plat Book 9700, page 111, 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 Rhoten, by deed from Alla R. King, a widow, of record in Book 9402, page 3, 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.

WITNESS our hands on the day and date acknowledged below.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole 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 26th day of March, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

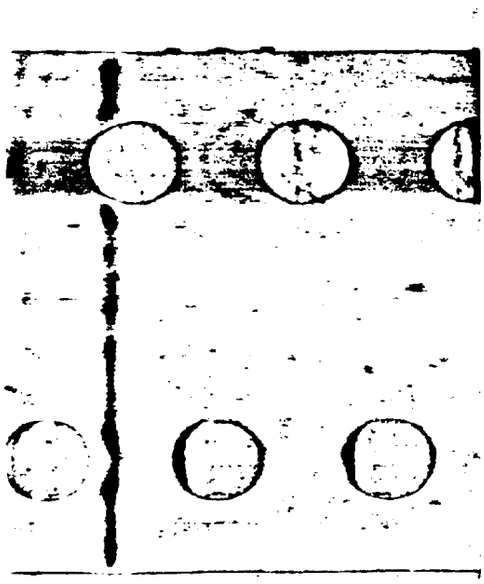
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

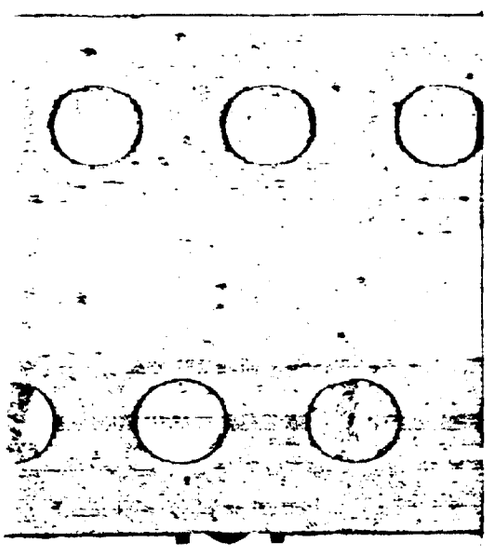
WITNESS my hand and official seal this the 28th day of March, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

FEE 14.00 TAX 258.00 RECORDING 272.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 178

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT MORTGAGE	REL RELEASE	COTx STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MOTx STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	72500.00
DEED TX	268.25
PRFEE	1.00
MTGFEE	8.00
TOTAL	277.25
CHECK	277.25

96 AP 8 DL 14:09 0001 4788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166042

IDENTIF. ↑ REFERENCE

96 APR -1 PM 2:06

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

No. 1022794