THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Prior, Neal Place
[illegible] Avenue North

Bk 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
155-12-A-13.00 155-12-A-17.00 155-12-A-18.00	South Harpeth Const. Co. 7932 Horn Tavern Road Fairview, TN 37062	New Owner BOOK 10035 PG 101
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SOUTH HARPETH CONSTRUCTION CO., INC., a Tennessee Corporation

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 13, 17 and 18 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 property conveyed to J & J Development Co., Inc., a Tennessee corporation by Quitclaim deed from B & W Properties, a Tennessee General Partnership, as of record in Book 9324, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 9498, page 329, Declaration of Protective Covenants and Restrictions of record in Book 9499, page 860; By-Laws of record in Book 944, page 875, Register's Office for Davidson County, Tennessee, and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he 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.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of May, 19 96

J & J Development Co., Inc., a Tennessee Corporation

By: _____

Joel C. Wilson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

BOOK 10035 PG 102

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

IDENTIF. ↑ REFERENCE

96 MAY 1 PM 3:35

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 96 MY COMMISSION EXPIRES: _____

Notary Public

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

WARRANTY DEED

FROM
J & J DEVELOPMENT CO., INC.,
A Tennessee Corporation

TO
SOUTH HARPETH CONSTRUCTION
CO., INC.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

Joel C. Wilson and _____,

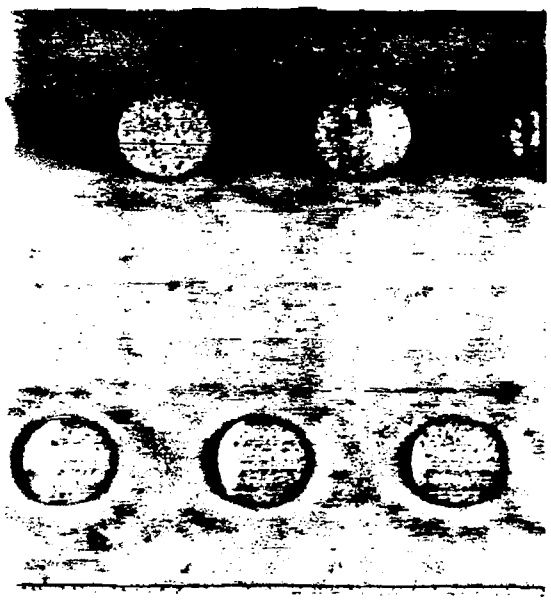
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of J & J Development Co., Inc., a Tenenssee a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Joel C. Wilson as such President, and attesting the same by the said _____ as such _____.

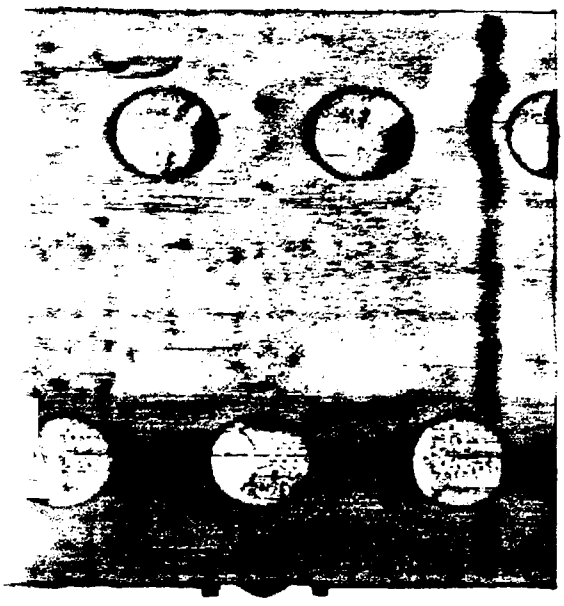
Witness my hand and official seal at Franklin, Tennessee, this, the 1st day of May, 19 96.

My commission expires: _____

Notary Public

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 103

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 99000.00
DON TX 366.30
PRFEE 1.00
MTEED 8.00
TOTAL 375.30
CHECK 375.30

05/01/96 01 15:38 0001 6748

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0177292
IDENTIF. ← REFERENCE

96 MAY -1 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034785