STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF JUN 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 5/23/98

WARRANTY DEED

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

ADDRESS NEW OWNER(S):
J & M Homebuilders, Inc.
126 Long Hollow Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP & PARCEL NOS.
53-16-205, 207
and 208

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 Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 on the Plan of Kenwood Estates, of record in Plat Book 9700, page 137, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being 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. Book 9535, page 774 and Book 9535, page 782, Register's Office, Davidson County, Tennessee.

This is unimproved property.

0684 06/07 0101 03CHECK 889.60

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.

0190165
IDENTIF. ↑ REFERENCE
96 JUN -7 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands on the day and date acknowledged below.

Charles E Rhoten
CHARLES E. RHOTEN

Carole F. 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 4th day of June, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

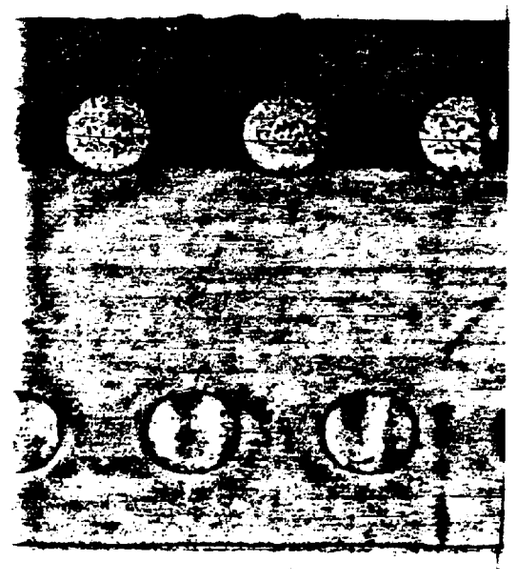
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

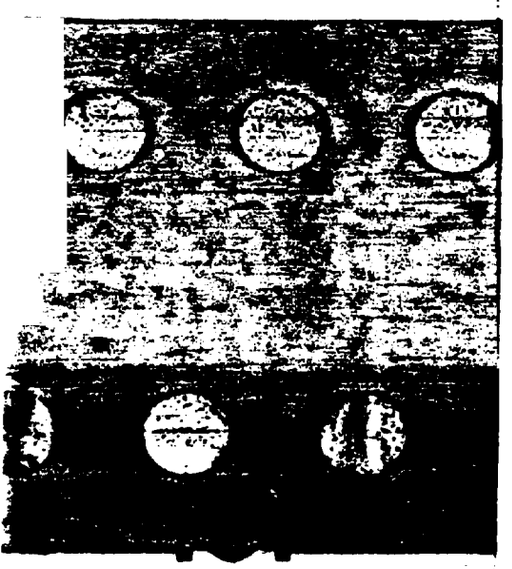
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 5th day of June, 1996.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 659

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 238000.00
				CON TX 880.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 889.60
				CHECK 889.60
06/07/96	01			09:25 0001 0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190165
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048537