BOOK 10214 PG 470

30 XI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

Carole F. Rhoten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Sept, 1996.

Dennis M. Cathy
Notary Public

(AFFIX SEAL)

My Commission Expires: 4/15/2000

WARRANTY DEED

6255 10/03 0101 03CHECK 514.05

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
B & J Builders, Inc.	SAME AS NEW OWNER	53-16, Pt 62

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 **B & J BUILDERS, INC., a Tennessee Corporation**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 28, 29, 30, 31, 32, 33, and 34 on the Plan of Stone Hedge, Section Three, of record in Book 9700, page 219, amended in Book 10159, page 42, Register's Office, Davidson County, Tennessee, to which plat reference is 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 John H. Garner, a single man, of record in Book 9963, page 403, 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 have been prorated between the parties and to be paid in full by Seller.

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.

02332592
IDENTIFICATION REFERENCE
96 OCT -3 AM 11:25
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 26th day of Sept., 1996.

Deanie M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

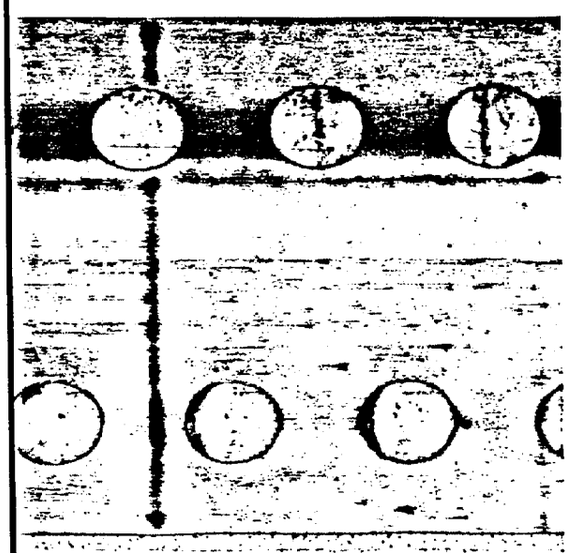
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

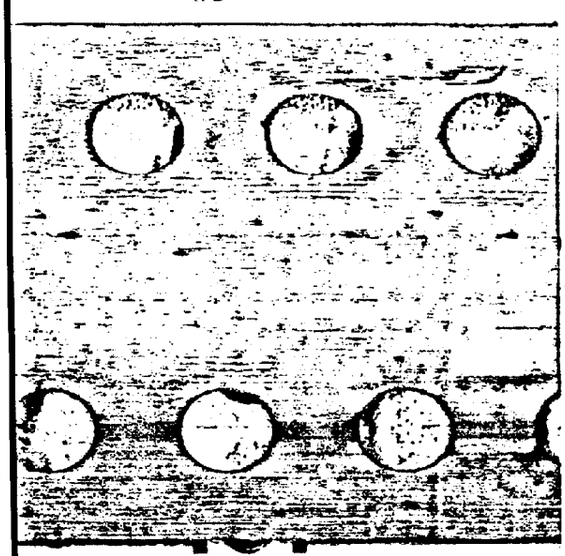
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WITNESS my hand and official seal this the 26th day of Sept, 1996.

Deanie 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 10214 PG 472

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
				136500.00
				CON TX 505.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 514.05
				CHECK 514.05
10/03/96	01			11:26 0001 6255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232592
IDENTIFICATION REFERENCE

96 OCT -3 AM 11:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073328

No. [redacted]