30x36

BOOK 10297 PG 988

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner: **South Harpeth Construction Co., Inc.** **7421 Birkdale Place** **Nashville, Tennessee 37221**
Send Tax Bills To: **New Owner**
Street Address of Subject Property: **408 Magnolia Hills Court and** **7216 Magnolia Hills Drive** **Nashville, Tennessee 37221** **Map-Parcel No:** **Map 155-12-A** **Parcel 19.00 and** **22.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J & J DEVELOPMENT CO., INC.**, a Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SOUTH HARPETH CONSTRUCTION CO., INC.**, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Lot No. 19 - 408 Magnolia Hills Court and Lot No. 22 - 7216 Magnolia Hills Drive:

Land in Davidson County, Tennessee, being Lots Nos. 19 and 22 as shown on the Plan of Magnolia Hills Subdivision of record in Book 7900, page 782, as amended in Book 7900, page 809, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to J & J Development Co., Inc., a Tennessee Corporation, by Quitclaim Deed from B & W Properties, a Tennessee General Partnership, of record in Book 9324, page 781, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 7900, page 782, as amended in Book 7900, page 809, Register's Office for Davidson County, Tennessee;

2. Restrictive Covenants contained in an instrument of record in Book 9489, page 329, said Register's Office.

0257936
IDENTIF. & REFERENCE

96 DEC 20 PM 3:40
DAVIDSON COUNTY, TN.

3. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 9499, page 860, said Register's Office.

4. By-Laws of Magnolia Hills Homeowners' Association, Inc. of record in Book 9499, page 875, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hands this 19th day of December, 1996.

J & J DEVELOPMENT CO., INC.

BY: _____
Joel C. Wilson, President

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STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joel C. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of J & J DEVELOPMENT CO., INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, this the 19th day of December, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
January 25, 1997
State of Tennessee

My commission expires: 1-25-97

3047 12/20 0101 03CHECK 264.60

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $68,000.00.

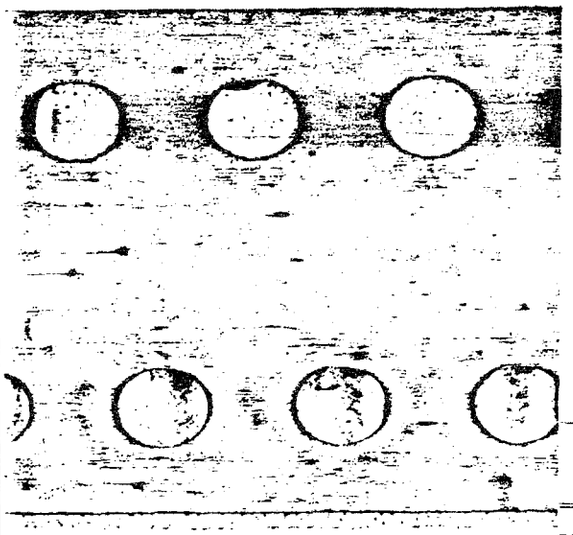
Affiant

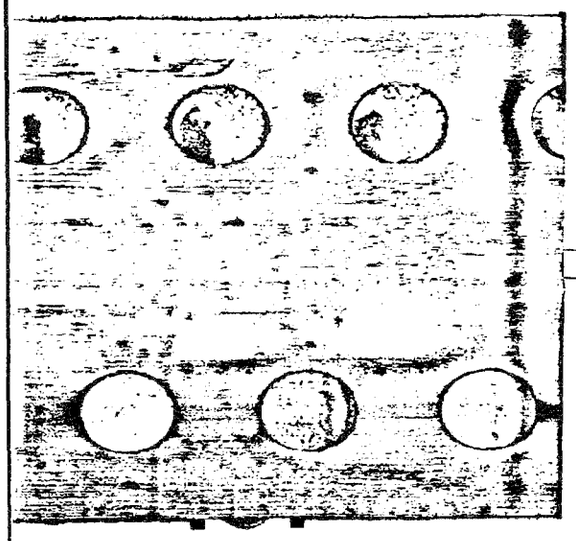
Subscribed and sworn to before me, this the 19th day of December, 1996.

Notary Public

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
January 25, 1997
State of Tennessee

My commission expires: 1-25-97





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

RECEIVED OF _____

FOR _____

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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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 12.00
TOTAL 264.60
CHECK 264.60

12/20/96 01 15:43 0001 B047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257936
IDENTIF. & REFERENCE

95 DEC 20 PM 3:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1100628