Bk71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN BEFORE ME,
THIS THE 27th DAY OF January, 1997.

Lori Holloway
Notary Public

(AFFIX SEAL)

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

My Commission Expires: 10-9-99

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
B & J Builders, Inc.	SAME AS NEW OWNER	pt of 53t 16 62
PO Box 39		
Old Hickory TN 37138		

BOOK 10337 PG 927

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. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 on the Plan of Stone Hedge, Section Four, of record in Book 9700, page 265, 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.

Subject to easements in Book 8883, Pages 641 and 651; Book 5261, Page 302, and all matters shown on the plan of record.

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.

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.

97 FEB -3 PM 2:39
FILED & RECORDED
DAVIDSON COUNTY, TENN.

0269616
IDENTIFICATION REFERENCE

WITNESS our hands on the day and date acknowledged below.

Charles E Rhoten
CHARLES E. RHOTEN

Carole F. Rhoten
CAROLE F. RHOTEN

BOOK 10337 PG 928

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 27th day of January, 1997.

Dana Summarell
NOTARY PUBLIC

My Commission Expires: 11/25/00

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 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 27th day of January, 1997.

Dana Summarell
NOTARY PUBLIC

My Commission Expires: 11/25/00

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

2616 02/03 0101 03CHECK 1163.40

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

RECEIVED OF _____

FOR _____

BOOK 10337 PG 929

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	
				312000.00
			CON TX	1154.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1163.40
			CHECK	1163.40
02/03/97	01		14:41 0001	2616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269616
IDENTIFICATION REFERENCE
97 FEB -3 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113137