Box
CAU

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Randolph Bibb, Jr. and Brenda M. Bibb 330 Whitworth Way Nashville, Tennessee 37205	Map-Parcel 104-14H-23	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rochford Realty & Construction Company, Inc.**, a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **John Randolph Bibb, Jr. and wife, Brenda M. Bibb** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of Whitworth Phase III, Section 1, as shown on the plan of record in Book 7900, page 866, 867 and 868; as amended in Book 9582, page 834, said Register's Office.

2. Surveyor's Certificate of Correction of record in Book 10270, page 34, said Register's Office.

3. Deed of Easement granted by Third National Bank in Nashville to Clements-Bartosh Interests, L.L.C. of record in Book 9567, page 691, said Register's Office.

4. Sewer easement as set forth in instrument recorded in Book 3467, page 204, and Book 3573, page 442, said Register's Office.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in restrictions record in Book 8026, page 305, Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 301 and Book 9778, page 27, and in any allied instruments referred to in said restrictions, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Brenda M. Bibb
Affiant

Subscribed and sworn to before me this 24 day of November, 1998.

Carol A. Wilson
Notary Public
My Commission Expires: 9-23-00

0527283.01
030370-023 11/24/1998

6. Easements as set forth in instruments recorded in Book 9736, page 221, and Book 9778, page 17, said Register's Office.

7. Designation and Agreement of Declarant of record in Book 9738, page 770, said Register's Office.

8. Deeds of Conveyance for sanitary sewer and water mains of record in Book 10360, page 307 and Book 10360, page 372, said Register's Office.

This is improved property, known as **330 Whitworth Way, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of November, 1998.

ROCHFORD REALTY & CONSTRUCTION CO., INC.

By: James G. Morrissey
James G. Morrissey
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of November, 1998.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 9-23-00

0527283.01
030370-023 11/24/1998

EXHIBIT A BOOK 11220 PAGE 264

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Whitworth, Phase III, Section 1, as shown on plat of record in Plat Book 7900, pages 866, 867 and 868, as amended in Book 9582, page 345, said register's Office to which referenced is hereby made for a more particular description.

Being the same property conveyed to Rochford Realty & Construction Company, Inc. by deed from Lake Whitworth, L.L.C. of record in Book 10487 page 875, Register's Office for Davidson County, Tennessee.

0516813
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 4:12
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1561 11/24 0101 03CHECK 1828.00

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

RECEIVED OF _____

FOR _____

BOOK 11220 PAGE 265

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	
				490000.00
			CON TX	1813.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	1828.00
			CHECK	1828.00
11/24/98	01		16:12 0001	1561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05168I3
IDENTIF. & REFERENCE

98 NOV 24 PM 4:

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1376606