WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~30,000.00~~ 60,000.00 40m

I _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF June 19 99

_____
Notary Public

MY COMMISSION EXPIRES: 6-19-00
(AFFIX SEAL)

NOTARY PUBLIC
WILLIAMSON CO. TENN

mail
THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magnolia Development Co., Inc. (NAME)	Franklin National Bank (NAME)	155-12-0-A
4503 Harding Road ~~Lot 2 Magnolia Hills S/D~~	230 Public Square	PARCELS 002 &
Nashville ~~Nasvhille, TN~~ TN 37205 (ADDRESS)	Franklin, TN 37064 (ADDRESS)	025
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & J Development Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magnolia Development Co., Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 2 and 25 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 of 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 of Davidson County, Tennessee.

Exceptions :

0444 06/16 0101 03CHECK 233.00

1999 Metropolitan Davidson County Taxes constitute a lien against said property and are not yet due and payable.

The Plan of record in Book 7900, page 809, and Boundary Plan of record in Book 7900, page 782, said Register's Office.

Water Supply and Easement contract of record in Book 1196, page 260, said Register's Office.

Restrictive covenants contained in instrument of record in Book 9498, page

CONTINUED

Lot 25 dcw

unimproved (X)
This is improved ( ) property, known as Lot 2 Magnolia Hills S/D, Nasvhille, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 3rd day of June, 19 99

J & J Development Company, Inc.

By: _____

Joel C. Wilson, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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 and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the J & J Development Company, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joel C. Wilson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, TN on this the 3rd day of June 1999.

My commission expires 6-19-00

Notary Public

LEGAL DESCRIPTION CONTINUATION

329, said Register's Office.

Declaration of covenants, conditions and restrictions of record in Book 9499, page 860 and By-Laws of record in Book 9499, page 875, said Register's Office.

MAIL ENV.

0600451

IDENTIFICATION REFERENCE

99 JUN 16 AM 10:48

REGISTER
WILLIAMSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11530 PG. 169

0600451

IDENTIFICATION & REFERENCE

99 JUN 16 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

06/16/99 01 10:51 0001 0444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479047