02-12-25-D/02120119

FILE IN BOX #19B

MAP 155-12-0-A
PARCELS 001,007,008,009,010,011&026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 273,000.00 .

Affiant

Subscribed and sworn to before me this the 17th day of December , 2002.

My Commission Expires: 05/28/03

Notary Public

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 102, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
LIFESTYLE HOMES, G.P.,	"NEW OWNER"
A TENNESSEE GENERAL PARTNERSHIP (Name)	(Name)
721 Magnolia Trail (Street Address)	(Street Address)
Nashville, TN 37221 (City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **J & J DEVELOPMENT CO., INC., A TENNESSEE CORPORATION**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **LIFESTYLE HOMES, G.P., A TENNESSEE GENERAL PARTNERSHIP** , hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; but not further or otherwise.

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, and the heirs and/or assigns of said Grantee, forever; and, the Grantors further covenants with the said Grantee that Grantors 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.

Grantors does further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the said Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantors.

Davidson County DEEDWARR
Recvd: 12/27/02 15:36 3pgs
Fees:18.00 Taxes:1010.10
20021227-0160004

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 17th day of December, 2002.

J & J DEVELOPMENT CO., INC.,
A TENNESSEE CORPORATION

By: _____
Jerry Butler, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of December, 2002.

My Commission Expires: 5/28/03

_____
Notary Public

E X H I B I T "A"

LAND in Davidson County, Tennessee, being Lots. Nos. 1, 7, 8, 9, 10, 11, & 26 Magnolia Hills Subdivision, of record in Plat Book 7900, Page 782, as amended in Plat Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to J & J Development Co., Inc., a Tennessee Corporation, by Quitclaim Deed from B & W Properties, a Tennessee General Partnership, composed of Jerry D. Butler and Joel Wilson, of record in Book 9324, Page 781, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Magnolia Hills Subdivision, of record in Book 9499, Page 860, and in Book 9498, Page 329, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.