WARRANTY DEED

BOOK 4486 PAGE 371

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JFC Enterprises, Inc. (NAME)	same (NAME)	Map 26-5
901 E. Tower Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 50
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Twenty-seven Thousand Five Hundred ----------($27,500.00)---------- *DOLLARS* paid in cash by JFC Enterprises, Inc., the receipt of which is hereby acknowledged, we CHARLES T. CANTRELL and KENNETH E. CANTRELL

MAR 16E	CONV	27,500.00			
MAR 16E	S'TAX		A*	71.50	
MAR 16E	PR'FEE		A*	.50	
MAR 16E	W'DEED		A*	4.50	* 76.50

have bargained and sold, and by these presents do transfer and convey unto the said JFC Enterprises, Inc., its successors and *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 23, all of Lot Nos. 24 through 27, both inclusive, part of Lot No. 28 and that part of an un-numbered alley lying between said lots on the Plan of Thornby Place of record in Book 332, page 3, Register's Office for said County described together as follows:
Beginning on the southerly margin of Mile End formerly Driver Avenue at the north-west corner of the property conveyed to the State of Tennessee by deed from McDowell Development Corporation, et al of record in Book 4086, page 978, said Register's Office; thence with the southerly margin of Mile End Avenue westerly 106.89 feet to the easterly right-of-way of the L&N Railroad; thence with said right-of-way southerly 274 feet more or less to the northerly margin of West McKinnie formerly Dayton Avenue; thence with said Avenue eastwardly 266.5 feet; thence northwardly 145 feet to the northerly margin of an alley now closed; thence eastwardly 1 1/2 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots northwardly 119.32 feet to the southeast corner of the State of Tennessee property; thence with the southerly line of said property north 81° 51 Minutes 31 seconds west 8.11 feet to a point thence northerly 10.68 feet to the beginning.
Said property was conveyed to Charles T. Cantrell and Kenneth E. Cantrell by deed from Fred Horrell, et al of record in Book 4393, page 103, said Register's Office and vested in said grantees by reason of closing of said alley by Bill No. 53-301 City Council of Nashville.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 19 71

Notary Public

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

This instrument was prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201

This conveyance is made subject to the following:

1. Taxes for 1971 which have been prorated and are assumed by grantee.

2. Rights for adjoining property owners to use a well located on the east line of the westerly part of Lot No. 28, as recited in the deed of record in Book 1081, page 631, Register's Office for Davidson County, Tennessee.

3. Easement granted the City of Nashville for sanitary sewer purposes, affecting Lots Nos. 24 and 25, by instrument of record in Book 2140, page 290, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of A.B.C.& D of Section 1, Bill No. 53-301, City Council of Nashville.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JFC Enterprises, Inc., its successors and ~~xxxxxx~~ *heirs and assigns, forever.*

And We *do covenant with the said* JFC Enterprises, Inc. *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.*, except as stated above.

And We, Charles T. Cantrell and Kenneth E. Cantrell, *do further covenant and bind* ourselves, our ~~xxxx~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* JFC Enterprises, Inc. its successors ~~xxxx~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* ~~January~~ March, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer, on said day and date.*

Charles T. Cantrell
CHARLES T. CANTRELL

Kenneth E Cantrell
KENNETH E. CANTRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, the within named Charles T. Cantrell and Kenneth E. Cantrell

the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~1st~~ day of ~~February~~ March, 1971.

Raymond H Darrow, Notary Public.

My Commission Expires April 21, 1971

Commission Expires

STATE OF
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, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

B 07747 T IDENTIFICATION REFERENCE MAR 16 10 42 AM '71 FEE REGISTER DAVIDSON COUNTY, TENN.

Before me, a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires